

Appendix C: Section 106 Consultation

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February 25, 2022

Dr. Michael D. Brennan
Executive Director
Office of Construction and Facilities Management (003C)
Department of Veterans Affairs
425 I Street NW, Suite 6W102
Washington, DC 20001

Ref: *CHIP IN Construction of New Veterans Hospital*
Tulsa County, Oklahoma
ACHP Project Number: 017573

Dear Dr. Brennan:

On January 18, 2022, the Advisory Council on Historic Preservation (ACHP) received a copy of the executed Section 106 agreement document (Agreement) for the referenced undertaking. In accordance with 36 CFR 800.6(b)(1)(iv) of the ACHP's regulations, the ACHP acknowledges receipt of the Agreement. The filing of the Agreement and implementation of its terms fulfills the requirements of Section 106 of the National Historic Preservation Act and the ACHP's regulations.

We appreciate receiving a copy of this Agreement for our records. Please ensure that all consulting parties are provided a copy of the executed Agreement in accordance with 36 CFR 800.6(c)(9). If you have any questions or require additional assistance, please contact Ms. Alexis Clark at (202) 517-0208 or by e-mail at aclark@achp.gov and reference the ACHP Project Number above.

Sincerely,

Artisha Thompson
Historic Preservation Technician
Office of Federal Agency Programs



Oklahoma Historical Society

Founded May 27, 1893

State Historic Preservation Office

Oklahoma History Center • 800 Nazih Zuhdi Drive • Oklahoma City, OK 73105-7917
(405) 521-6249 • Fax (405) 522-0816 • www.okhistory.org/shpo/shpom.htm

December 28, 2021

Ms. Courtney Knoblock
VHIT LLC
401 South Boston Avenue, Suite 900
Tulsa, OK 74103

RE: File #2268-21/MOA #476; U.S. Dept. of Veterans Affairs Memorandum of Agreement for the Veterans Hospital, 440 South Houston Avenue, Tulsa, Tulsa County, Oklahoma

Dear Ms. Knoblock:

Enclosed herewith is the Memorandum of Agreement for the referenced project which I have signed.

Once you have obtained all signatures, you will have concluded the consultation with the State Historic Preservation Office in accordance with 36 CFR Part 800. Please send us a copy with all signatures for our file.

To complete the process, you must now file the Memorandum of Agreement and supporting documentation concerning the project [36 CFR Part 800.6(b)(1)(iv)] with the Advisory Council on Historic Preservation at 401 "F" Street N.W., Suite #308, Washington, D.C. 20001.

Thank you.

Sincerely,

Trait Thompson
State Historic
Preservation Officer

TT:pm

Enclosure

cc: Brandilyne Stockstill via email

**MEMORANDUM OF AGREEMENT
AMONG
THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS,
THE OKLAHOMA STATE HISTORIC PRESERVATION OFFICER,
THE MUSCOGEE (CREEK) NATION,
AND VHIT LLC (VETERANS HOSPITAL IN TULSA)
REGARDING
RENOVATION OF THE KERR-EDMONDSON BUILDINGS
TULSA, TULSA COUNTY, OKLAHOMA**

WHEREAS, the U.S. Department of Veterans Affairs (VA) has entered into a partnership with VHIT LLC (VHIT), pursuant to a Design and Development Agreement dated August 27, 2021 ("DDA"), to convert the existing Kerr-Edmondson office complex adjacent to the Oklahoma (OK) State University Medical Center in downtown Tulsa, OK into a new 58-bed Veterans Hospital, a project planned and implemented through the Communities Helping Invest through Property and Improvements Needed for Veterans (CHIP-IN) Act of 2016 (Public Law 114-294); and

WHEREAS, the undertaking consists of the renovation of the Kerr and Edmondson State Office Buildings, located at 440 South Houston Avenue, Tulsa, OK 74127 into a Veterans Hospital to support the Jack C. Montgomery (Muskogee) VA Medical Center's inpatient medical and surgical bed requirements; and

WHEREAS, in accordance with 36 CFR § 800.3(a), VA determined that renovation of the Kerr-Edmondson Buildings by VHIT in accordance with the DDA is a federal action that meets the definition of an undertaking per 36 CFR § 800.16(y), is the type of activity that has the potential to cause effects on historic properties, and is therefore subject to review under Section 106 of the National Historic Preservation Act (NHPA) (54 USC § 306108) and its implementing regulations (36 CFR § 800 – Protection of Historic Properties); and

WHEREAS, in accordance with 36 CFR § 800.2(c)(4), VA authorized VHIT to act on its behalf to gather information to identify and evaluate historic properties and to work with consulting parties to assess effects; and

WHEREAS, in accordance with 36 CFR § 800.4(a)(1), VA determined the Area of Potential Effects (APE) to be the project area bounded by W. 3rd St to the north, W. 7th St to the south, S. Houston Ave to the east, and S. Lawton Ave to the west; and

WHEREAS, in accordance with 36 CFR § 800.2(c), VA invited the following to consult: OK State Historic Preservation Officer (SHPO), Muskogee (Creek) Nation, VHIT, City of Tulsa, Alabama-Quassarte Tribal Town, Apache Tribe of OK, Delaware Tribe of Indians, Osage Nation, Wichita and Affiliated Tribes, Cherokee Nation, and the Cheyenne and Arapaho Tribes; and the OK SHPO, Muskogee (Creek) Nation and VHIT are consulting parties; and

WHEREAS, VA recognizes that the McGirt v. Oklahoma decision by the U.S. Supreme Court on July 9, 2020 maintained the Muskogee (Creek) Nation's established sovereignty and reservation boundaries and as the APE is within the Muskogee (Creek) Nation's tribal lands it is a signatory to this Memorandum of Agreement (MOA); and

WHEREAS, in accordance with 36 CFR § 800.2(d), VA has provided the public with information about the undertaking and has sought public comment and input; and

WHEREAS, in accordance with 36 CFR § 800.4, VA has identified the Kerr-Edmondson facility as a historic property, eligible for listing in the National Register of Historic Places under Criterion A for Politics/ Government and Criterion C for Architecture as an excellent local example of the Brutalist architectural style, within the APE; and

WHEREAS, in accordance with 36 CFR § 800.5(d), VA has found the undertaking will have an adverse effect on the history property as the proposed renovations will be designed in accordance with the DDA and will not meet the *Secretary of the Interior's Standards for Rehabilitation*; and

WHEREAS, in accordance with 36 CFR § 800.6(a)(1), VA has notified the Advisory Council on Historic Preservation (ACHP) of the adverse effect finding, and the ACHP has chosen not to participate in the consultation pursuant to 36 CFR § 800.6(a)(1)(iii); and

WHEREAS, in accordance with 36 CFR § 800.6(b)(1), VA has consulted with the consulting parties to resolve the adverse effect and will execute this MOA; and

NOW, THEREFORE, VA, the OK SHPO, the Muscogee (Creek) Nation, and VHiT agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

STIPULATIONS

VA shall ensure that the following measures are carried out:

A. INTREPRETATION

1. VHiT will install an interior exhibit documenting, with historical information, graphics, and photographs, the significance of the facility as an Urban Renewal project and an example of the Brutalist style of architecture.
2. VHiT will install exterior historic markers at the two main hospital entrances providing historic recognition of the significance of the facility as an Urban Renewal project and an example of the Brutalist style of architecture.
3. VHiT will install interpretation in the main lobby of the building recognizing the legacy of Robert S. Kerr and J. Howard Edmondson, both Veterans, for whom the original buildings were named.
4. VHiT will provide designs for the interpretation (A.1-3) to the signatories for a fifteen (15) day review and comment period prior to finalizing and procuring the interpretation measures.
5. VHiT will install the interpretation measures (A.1-3) prior to turning over the property to the Oklahoma State University Regents for immediate transfer to VA as prescribed in the DDA.

B. DURATION

This MOA will expire if its terms are not carried out within ten (10) years from the date of its execution. Prior to such time, VA may consult with the consulting parties to reconsider the terms of the MOA and amend it in accordance with Stipulation D.

C. DISPUTE RESOLUTION

Should any signatory to this MOA object at any time to any actions proposed or the manner in which the terms of this MOA are implemented, VA shall consult with such party to resolve the objection. If VA determines that such objection cannot be resolved in a timely manner, VA will:

1. Forward all documentation relevant to the dispute, including VA's proposed resolution, to the ACHP. ACHP shall provide VA with its advice on the resolution of the objection within thirty (30) days of receiving any requested documentation. Prior to reaching a final decision on the dispute, VA shall prepare a written response that takes into account any timely advice or comments regarding the dispute from ACHP, and consulting parties, and provide all parties with a copy of VA's written response. VA will then proceed according to its final decision.
2. If ACHP does not provide its advice regarding the dispute within the thirty (30) day time period, VA may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, VA shall prepare a written response that takes into account any timely comments regarding the dispute from the consulting parties to the MOA and provide all parties and ACHP with a copy of such written response.
3. VA's responsibility to carry out all other actions subject to the terms of this MOA that are not the subject of the dispute shall remain unchanged.

D. AMENDMENTS

This MOA may be amended when such an amendment is agreed to in writing by all signatories and the invited signatory. The amendment will be effective on the date a copy signed by all signatories and the invited signatory is filed with ACHP.

E. TERMINATION

If any signatory to this MOA determines that its terms will not or cannot be carried out, that party shall immediately provide written notice thereof to all other parties and consult with the other signatories to attempt to develop an amendment pursuant to Stipulation D. If within thirty (30) days of such written notice (or such other time period agreed to by all signatories) an amendment cannot be reached, any signatory may terminate this MOA upon written notification to the other signatories.


If this MOA is terminated, and prior to work continuing on the undertaking, VA must either (a) execute a MOA pursuant to 36 CFR § 800.6 or (b) request, take into account, and respond to the comments of ACHP under 36 CFR § 800.7. VA shall notify the signatories and the invited signatory as to the course of action it will pursue.

Execution of this MOA by VA, the OK SHPO, the Muscogee (Creek) Nation, and VHiT and implementation of its terms evidence that VA has taken into account the effects of this undertaking on historic properties and afforded the ACHP an opportunity to comment.

**MEMORANDUM OF AGREEMENT
AMONG
THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS,
THE OKLAHOMA STATE HISTORIC PRESERVATION OFFICER,
THE MUSCOGEE (CREEK) NATION,
AND VHIT LLC (VETERANS HOSPITAL IN TULSA)
REGARDING
RENOVATION OF THE KERR-EDMONDSON BUILDINGS
TULSA, TULSA COUNTY, OKLAHOMA**

SIGNATORY

UNITED STATES DEPARTMENT OF VETERANS AFFAIRS

 Digitally signed by Michael
D Brennan 3367303
Date: 2022.01.18 09:26:11
-05'00'

Date _____

**Michael Brennan, PhD, AIA, NCARB
Executive Director, Office of Construction and Facilities Management**

**MEMORANDUM OF AGREEMENT
AMONG
THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS,
THE OKLAHOMA STATE HISTORIC PRESERVATION OFFICER,
THE MUSCOGEE (CREEK) NATION,
AND VHIT LLC (VETERANS HOSPITAL IN TULSA)
REGARDING
RENOVATION OF THE KERR-EDMONDSON BUILDINGS
TULSA, TULSA COUNTY, OKLAHOMA**

SIGNATORY

OKLAHOMA STATE HISTORIC PRESERVATION OFFICER



Trait Thompson
State Historic Preservation Officer

Date 12/28/21

**MEMORANDUM OF AGREEMENT
AMONG
THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS,
THE OKLAHOMA STATE HISTORIC PRESERVATION OFFICER,
THE MUSCOGEE (CREEK) NATION,
AND VHIT LLC (VETERANS HOSPITAL IN TULSA)
REGARDING
RENOVATION OF THE KERR-EDMONDSON BUILDINGS
TULSA, TULSA COUNTY, OKLAHOMA**

SIGNATORY

THE MUSCOGEE (CREEK) NATION

David W. Hill
David W. Hill
Principal Chief

Date 1-10-2022

**MEMORANDUM OF AGREEMENT
AMONG
THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS,
THE OKLAHOMA STATE HISTORIC PRESERVATION OFFICER,
THE MUSCOGEE (CREEK) NATION,
AND VHIT LLC (VETERANS HOSPITAL IN TULSA)
REGARDING
RENOVATION OF THE KERR-EDMONDSON BUILDINGS
TULSA, TULSA COUNTY, OKLAHOMA**

INVITED SIGNATORY

VHIT LLC (VETERANS HOSPITAL IN TULSA)



Steve Cochran
Manager

Date 1-6-2022



Oklahoma Historical Society
State Historic Preservation Office

Founded May 27, 1893

Oklahoma History Center • 800 Nazih Zuhdi Drive • Oklahoma City, OK 73105-7917
(405) 521-6249 • Fax (405) 522-0816 • www.okhistory.org/shpo/shpom.htm

September 14, 2021

Ms. Courtney Knoblock
VHIT LLC
401 South Boston Avenue, Suite 900
Tulsa, OK 74103

RE: File #2268-21; U.S. Dept. of Veterans Affairs Proposed New Veterans Hospital Project,
440 South Houston Avenue, Tulsa, Tulsa County, Oklahoma

Dear Ms. Knoblock:

We have received and reviewed the documentation on the referenced project in Tulsa County. We concur with your opinion that the property is individually eligible for the National Register of Historic Places under Criterion A for Politics/Government and Criterion C for Architecture as an excellent local example of the Brutalist architectural style. We also concur with your opinion that the project, as proposed, will have an **adverse effect** on the historic property.

Our opinion is based on the fact the following proposed conditions **do not** meet the *Secretary of the Interior's Standards for Rehabilitation*:

- 1) Demolition of the one-story entry lobby connecting the two buildings;
- 2) Demolition of the conference center auditorium;
- 3) Demolition of most interior partition walls;
- 4) Construction of shear walls on the exterior of the building;
- 5) Construction of a large four-story entry lobby, vertical circulation, and waiting area structure that is not compatible with the historic character of the building.
- 6) Construction of new interior partition walls that do not align or retain the historic layout of the building.

For more information about the *Secretary of the Interior's Standards and Guidelines for Rehabilitation*, please visit <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf> pages 75-162.

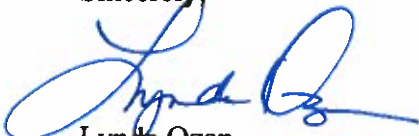
We welcome the opportunity to continue consultation with you to mitigate, minimize, or eliminate the adverse effect of the proposed project. However, if we are unable to eliminate the adverse effect of the project, the Dept. of Veterans Affairs will need to contact and invite the participation of the Advisory Council on Historic Preservation (ACHP) in order to complete the Section 106 process as outlined in 36 CFR Part 800. Should the ACHP choose not to participate in the consultation, the Dept. of Federal Affairs and the SHPO may execute a Memorandum of Agreement (MOA). Upon the execution of an MOA, a copy must be filed with the ACHP to complete the Section 106 process.

Ms. Knoblock
September 14, 2021
Page 2

RE: File #2268-21; U.S. Dept. of Veterans Affairs Proposed New Veterans Hospital Project,
440 South Houston Avenue, Tulsa, Tulsa County, Oklahoma

Thank you for the opportunity to review this project. Should further correspondence pertaining to this project be necessary, the above underlined file number must be referenced. If you have any questions, please contact Matthew Pearce, Ph.D., National Register Program Coordinator, at 405/522-4479, or Sara Werneke, Historic Preservation Architect, at 405/522-4478.

Sincerely,



Lynda Ozan
Deputy State Historic
Preservation Officer

LO:pm

cc: Ms. Brandi Stockstill, Dept. of Veterans Affairs (via email)



Veterans Hospital in Tulsa

To: Lynda Ozan, Deputy State Historic Preservation Officer & Architectural Historian
State Historic Preservation Office of the Oklahoma Historical Society
From: Courtney Knoblock, Project Director, VHiT LLC /The Anne & Henry Zarrow Foundation
Date: September 9, 2021
Re: Request for Review and Comments in Compliance with
Section 106 of the National Historic Preservation Act for
Kerr-Edmondson Facility, 440 S. Houston, Tulsa, Oklahoma

Overview

The US Veterans Administration's Office of Construction and Facilities Management is entering into an agreement with Oklahoma entity, VHiT LLC, to construct a new 58-bed Veterans Hospital in downtown Tulsa, Oklahoma. The VA construction project is being planned and implemented through the CHIP IN Act of 2016. **The VA hospital construction project as proposed requires the renovation of the Kerr-Edmondson Facility in Tulsa, Oklahoma.**

The Kerr-Edmondson facility, constructed and owned by the State of Oklahoma, was transferred to the ownership of Oklahoma State University Regents in January 2021. The OSU Regents have entered into a Gift in Place Agreement with VHiT LLC to construct the Veterans Hospital. Once constructed, OSU will transfer ownership of the newly completed Veterans Hospital to the VA per the terms of the contractual Design Development Agreement among VHiT, OSU, and the VA.

Because the VA, a federal agency, will take ownership of the constructed facility upon completion, it must consider the effects of the proposed renovation on the Kerr-Edmondson facility. Understanding that the Oklahoma State Historic Preservation Office (SHPO) is the informed authority for this historic evaluative process, **VHiT LLC has been authorized to act as local designee** to facilitate this review and compliance process with the assistance of SHPO on behalf of the VA (authorizing letter dated July 23, 2021).

The location and use of the Kerr-Edmondson facilities has several critical advantages for the Veterans Hospital. The more densely populated downtown Tulsa location is highly accessible by the largest numbers of Veterans, enabling up to 30% more Oklahoma veterans to be served; proximity to OSU Medicine's Teaching Hospital will facilitate valuable efficiencies and collaborations; the surrounding area provides robust social services and hospitality amenities; and the facilities themselves, evaluated to have high structural integrity, meet the square footage specifications required by the VA.

Although not currently listed on the National Register, not yet 50 years old, and unlikely to be found historically significant in terms of location or architecture, **the Kerr-Edmondson facility was constructed under the Federal Urban Renewal** effort, and, therefore, it may have historic significance in terms of policy and politics.

In consult with SHPO staff and in compliance with National Historic Preservation requirements, **this package presents detailed background on the project for SHPO review.**



Veterans Hospital in Tulsa

FOR COMMENT

**Veterans Hospital in Tulsa (VHiT)
440 S. Houston Ave
Tulsa, Oklahoma 74127**

Date: September 1, 2021

**Subject: Request for Review and Comments in
Compliance with Section 106 of the
National Historic Preservation Act**

**Prepared by: VHiT, LLC and
GH2 Architects, LLC**



Kerr Edmondson Office Building

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Attachments:

Appendix A – USB with Photo files in JPEG & TIFF format



Veterans Hospital in Tulsa

ITEM 1 – Letter Authorizing VHiT Designated Lead



DEPARTMENT OF VETERANS AFFAIRS
Office of Construction & Facilities Management
Washington DC 20420

June 22, 2021

Lynda Ozan
State Historic Preservation Office
Oklahoma Historical Society
800 Nazih Zuhdi Drive
Oklahoma City, OK 73105
lozan@okhistory.org

SUBJECT: U.S. Department of Veterans Affairs Tulsa, OK, Inpatient Facility Project

Dear Linda:

I am writing regarding the National Historic Preservation Act (NHPA) Section 106 compliance for the Oklahoma State University building located at 440 S. Houston, Tulsa, OK 74127. The U.S. Department of Veterans Affairs (VA) has been authorized for donors to contribute real property that includes a constructed facility or construction on VA site through the Communities Helping Invest through Property and Improvements Needed (CHIP-IN) for Veterans Act of 2016. Specific to this Tulsa, OK, project, VA received a proposal from The Board of Regents for the Oklahoma Agricultural and Mechanical Colleges (Oklahoma State University (OSU)/A&M Regents) to donate a site with a building that will be renovated to support the Muskogee VA Medical Center's inpatient medical and surgical bed requirements. VA is also contributing \$120 million of appropriations to allow this project to proceed.

Through this process, the donor group, Veterans Hospital in Tulsa (VHiT), which consists of members from the Anne and Henry Zarrow Foundation and OSU, will work with VA to design the renovations to the inpatient facility and then execute the construction. At completion of the renovation, they will transfer the rights of the building and property to VA.

Even though OSU maintains control of the building until the transfer, due to the federal funding contribution, we recognize this project as a federal undertaking subject to consultation under Section 106 of the NHPA.

To streamline the Section 106 compliance and since VHiT is our local partner executing the construction project, our office is authorizing VHiT to initiate consultation on behalf of VA. Specifically, VHiT will be allowed to gather information to identify and evaluate this OSU existing building and site and to work with consulting parties to

assess effects.

The primary point of contact from VHiT will be Courtney Knoblock. Her contact information is below:

Courtney Knoblock
VHiT LLC / The Anne and Henry Zarrow Foundation
401 S. Boston Ave, Ste 900
Tulsa, OK 74103
(918) 269-8509
cknoblock@zarrow.org

Our office will remain the responsible federal agency for this program, and for all determinations and findings. VHiT will be required to notify our office whenever:

- VHiT or SHPO believe that the criteria for adverse effect pursuant to 36 CFR § 800.5 apply to this project;
- There is a disagreement between VHiT and State Historic Preservation Officer (SHPO) about the area of potential effects, identification and evaluation of historic properties, and/or the assessment of effects;
- There is an objection from a consulting party or the public regarding its involvement in the review process established by 36 CFR Part 800, findings and determinations, or implementation of an agreed-upon resolution of adverse effect; or
- There is the potential for foreclosure or anticipatory demolition as defined under 36 CFR § 800.9(b) and (c).

Our office will participate in consultation if any of the above circumstances arise and will remain responsible for consultation with federally-recognized tribes.

If you have any questions, please contact Brandi Stockstill at (202) 329-6538, or via email at brandilyne.stockstill@va.gov.

Sincerely,

Scott P.
MacRae
1740501

Digitally signed by Scott
P. MacRae 1740501
Date: 2021.06.22
09:12:34 -04'00'

Scott MacRae
Acting Associate Executive Director
Office of Real Property



Veterans Hospital in Tulsa

ITEM 2 – Historic Preservation Resource **Identification Form**

HISTORIC PRESERVATION RESOURCE IDENTIFICATION FORM

PLEASE TYPE ALL DATA IN UPPERCASE - FIELDS IN RED ARE REQUIRED

1. PROPERTY NAME:					
2. RESOURCE NAME:					
3. ADDRESS:					
4. CITY:		5. VICINITY:			
6. COUNTY NAME:					
7. LOT:		8. BLOCK:		9. PLAT NAME:	
10. SECTION:		11. TOWNSHIP:		12. RANGE:	
13. LATITUDE (NORTH): (ENTER AS: "dd.ddddd")					
14. LONGITUDE (WEST): (ENTER AS: "-dd.ddddd")					
15. UTM ZONE:		16. NORTHINGS:		17. EASTINGS:	
18. RESOURCE TYPE:					
19. HISTORIC FUNCTION:					
20. CURRENT FUNCTION:					
21. AREA OF SIGNIFICANCE, PRIMARY:					
22. AREA OF SIGNIFICANCE, SECONDARY:					
23. DESCRIPTION OF SIGNIFICANCE:					
24. DOCUMENTATION RESOURCE:					
25. NAME OF PREPARER:					
59. SURVEY PROJECT		26. PROJECT NAME:			
27. DATE OF PREPARATION:		28. PHOTOGRAPHS			
29. YEAR:					

30. ARCHITECT/BUILDER: _____

31. YEAR BUILT: _____

32. ORIGINAL SITE: _____

33. DATE MOVED: _____

34. FROM WHERE: _____

35. ACCESSIBLE: _____

36. ARCHITECTURAL STYLE: _____

37. OTHER ARCHITECTURAL STYLE: _____

38. FOUNDATION MATERIAL: _____

39. ROOF TYPE: _____

40. ROOF MATERIAL: _____

41. WALL MATERIAL, PRIMARY: _____

42. WALL MATERIAL, SECONDARY: _____

43. WINDOW TYPE: _____

44. WINDOW MATERIAL: _____

45. DOOR TYPE: _____

46. DOOR MATERIAL: _____

47. EXTERIOR FEATURES: _____

48. INTERIOR FEATURES: _____

49. DECORATIVE DETAILS: _____

50. CONDITION OF RESOURCE: _____

51. DESCRIPTION OF RESOURCE:

52. COMMENTS:

53. ATTACH LOCATION MAP

54. LISTED ON NATIONAL REGISTER: _____

55. NATIONAL REGISTER ENTRY: _____

56. CONTINUATION

Memorandum

To:	State Historic Preservation Office (SHPO)	Date:	7/21/2021
		Project #:	20180182
		Project Name:	Veterans Hospital in Tulsa (VHiT)
From:	GH2 Architects, LLC	Subject:	Section 106 Photo Log

Photo File Name and description:

1. OK_TulsaCounty_KerrEdmondson_001.JPG
A. West elevation of Edmondson Building.
2. OK_TulsaCounty_KerrEdmondson_002.JPG
A. Great Seal of the State of Oklahoma above building signage for the "Department of Human Services": Edmondson Building.
3. OK_TulsaCounty_KerrEdmondson_003.JPG
A. West elevation of the Edmondson Building.
4. OK_TulsaCounty_KerrEdmondson_004.JPG
A. Northwest elevations of the Kerr-Edmondson Buildings.
5. OK_TulsaCounty_KerrEdmondson_005.JPG
A. "Department of Human Services" covered entry/exit: Edmondson Building.
6. OK_TulsaCounty_KerrEdmondson_006.JPG
A. Fenestration detailing of Edmondson Building (east elevation shown).
7. OK_TulsaCounty_KerrEdmondson_007.JPG
A. Underside of waffle slab at "Department of Human Services" covered entry/exit: Edmondson Building.
8. OK_TulsaCounty_KerrEdmondson_008.JPG
A. Courtyard to Employee entry/exit at street level between buildings.
9. OK_TulsaCounty_KerrEdmondson_009.JPG
A. Public "Entry Only" vestibule to Edmondson Building.
10. OK_TulsaCounty_KerrEdmondson_010.JPG
A. Building signage at public "Entry Only" to Edmondson Building.
11. OK_TulsaCounty_KerrEdmondson_011.JPG
A. Landscaped courtyard between the Kerr, Edmondson and Conference Center.
12. OK_TulsaCounty_KerrEdmondson_012.JPG
A. Landscaped courtyard between the Kerr, Edmondson and Conference Center.
13. OK_TulsaCounty_KerrEdmondson_013.JPG
A. Landscaped courtyard between the Kerr, Edmondson and Conference Center.
14. OK_TulsaCounty_KerrEdmondson_014.JPG
A. Concrete detailing at corner of Conference Center.
15. OK_TulsaCounty_KerrEdmondson_015.JPG
A. Exterior view of Conference Center.
16. OK_TulsaCounty_KerrEdmondson_016.JPG
A. Exterior covered walkway around Conference Center.
17. OK_TulsaCounty_KerrEdmondson_017.JPG
A. Public lobby outside Conference Center.

18. OK_TulsaCounty_KerrEdmondson_018.JPG
A. Door hardware of Conference Center.
19. OK_TulsaCounty_KerrEdmondson_019.JPG
A. Public lobby outside Conference Center.
20. OK_TulsaCounty_KerrEdmondson_020.JPG
A. Public lobby outside Conference Center.
21. OK_TulsaCounty_KerrEdmondson_021.JPG
A. Interior of Conference Center.
22. OK_TulsaCounty_KerrEdmondson_022.JPG
A. Interior of Conference Center.
23. OK_TulsaCounty_KerrEdmondson_023.JPG
A. Interior of Conference Center.
24. OK_TulsaCounty_KerrEdmondson_024.JPG
A. Corridor to maintenance offices: Kerr Building.
25. OK_TulsaCounty_KerrEdmondson_025.JPG
A. Corridor between Conference Center and Kerr Building.
26. OK_TulsaCounty_KerrEdmondson_026.JPG
A. Street level public lobby between Kerr and Edmondson.
27. OK_TulsaCounty_KerrEdmondson_027.JPG
A. Corridor between Conference Center and Kerr Building.
28. OK_TulsaCounty_KerrEdmondson_028.JPG
A. Renovated elevated walkway between Kerr and Edmondson.
29. OK_TulsaCounty_KerrEdmondson_029.JPG
A. Street level view of elevated walkway.
30. OK_TulsaCounty_KerrEdmondson_030.JPG
A. Renovated elevated walkway between Kerr and Edmondson.
31. OK_TulsaCounty_KerrEdmondson_031.JPG
A. Typical public corridor, upper level of Kerr Building.
32. OK_TulsaCounty_KerrEdmondson_032.JPG
A. Public lobby.
33. OK_TulsaCounty_KerrEdmondson_033.JPG
A. Storefront to office: Edmondson Building.
34. OK_TulsaCounty_KerrEdmondson_034.JPG
A. First floor elevator door and lobby: Edmondson Building.
35. OK_TulsaCounty_KerrEdmondson_035.JPG
A. Building plaque within public lobby.
36. OK_TulsaCounty_KerrEdmondson_036.JPG
A. First floor elevator door and lobby: Edmondson Building.
37. OK_TulsaCounty_KerrEdmondson_037.JPG
A. Non-functional mail slot: Edmondson Building.
38. OK_TulsaCounty_KerrEdmondson_038.JPG
A. Non-functional mail slot: Kerr Building.
39. OK_TulsaCounty_KerrEdmondson_039.JPG
A. Typical public corridor, upper levels of Kerr Building.

- 40. OK_TulsaCounty_KerrEdmondson_040.JPG
 - A. Renovated Street level public restrooms.
- 41. OK_TulsaCounty_KerrEdmondson_041.JPG
 - A. Renovated Street level public restrooms.
- 42. OK_TulsaCounty_KerrEdmondson_042.JPG
 - A. Renovated Street level public restrooms.
- 43. OK_TulsaCounty_KerrEdmondson_043.JPG
 - A. Typical upper floor bathroom: Kerr Building.
- 44. OK_TulsaCounty_KerrEdmondson_044.JPG
 - A. Typical upper floor bathroom: Kerr Building.
- 45. OK_TulsaCounty_KerrEdmondson_045.JPG
 - A. Typical upper floor bathroom: Kerr Building.
- 46. OK_TulsaCounty_KerrEdmondson_046.JPG
 - A. Typical open office space: Kerr 3rd Floor.
- 47. OK_TulsaCounty_KerrEdmondson_047.JPG
 - A. Typical open office space: Kerr 3rd Floor.
- 48. OK_TulsaCounty_KerrEdmondson_048.JPG
 - A. Typical open office space: Kerr 3rd Floor.
- 49. OK_TulsaCounty_KerrEdmondson_049.JPG
 - A. Typical air supply register along perimeter of Kerr Building.
- 50. OK_TulsaCounty_KerrEdmondson_050.JPG
 - A. Fenestration design of Kerr Building (west elevation shown).
- 51. OK_TulsaCounty_KerrEdmondson_051.JPG
 - A. North elevation of Kerr Building.
- 52. OK_TulsaCounty_KerrEdmondson_052.JPG
 - A. North elevation of Kerr Building.
- 53. OK_TulsaCounty_KerrEdmondson_053.JPG
 - A. Building signage at "Employee Only Entry" to Kerr Building.
- 54. OK_TulsaCounty_KerrEdmondson_054.JPG
 - A. "Exit Only" vestibule with Robert S. Kerr Building signage
- 55. OK_TulsaCounty_KerrEdmondson_055.JPG
 - A. Monumental concrete stairs to first level of Kerr Building.
- 56. OK_TulsaCounty_KerrEdmondson_056.JPG
 - A. Concrete retaining wall up to first level of Kerr Building.











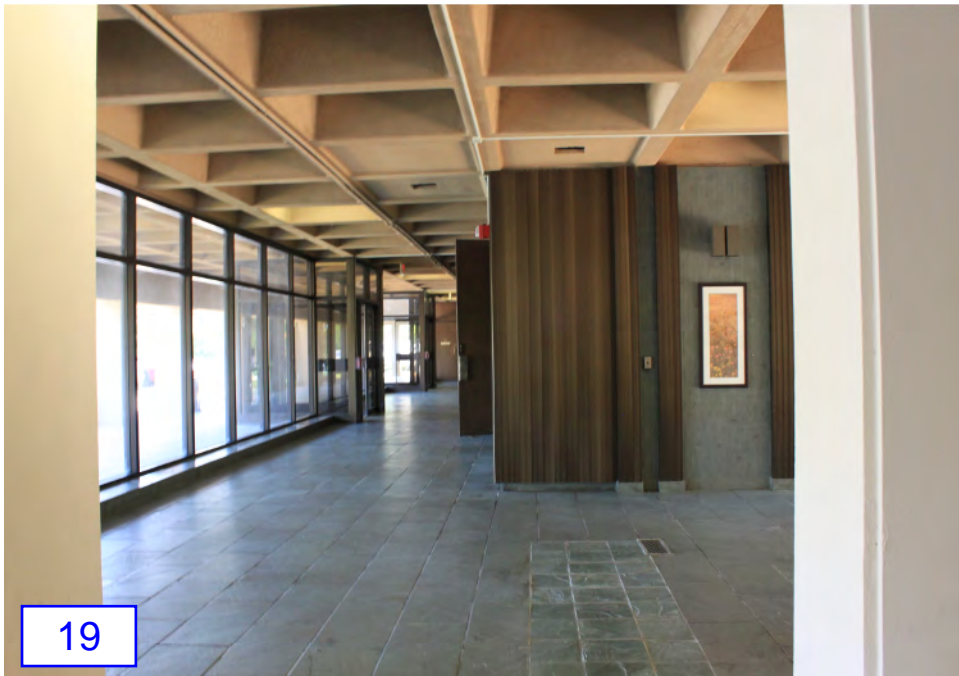
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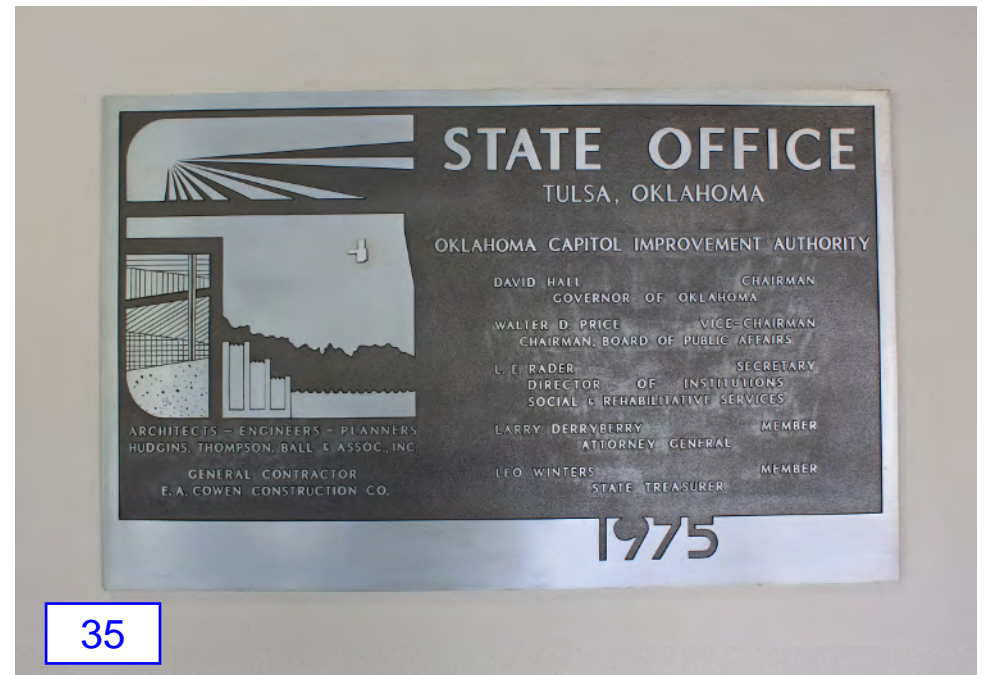
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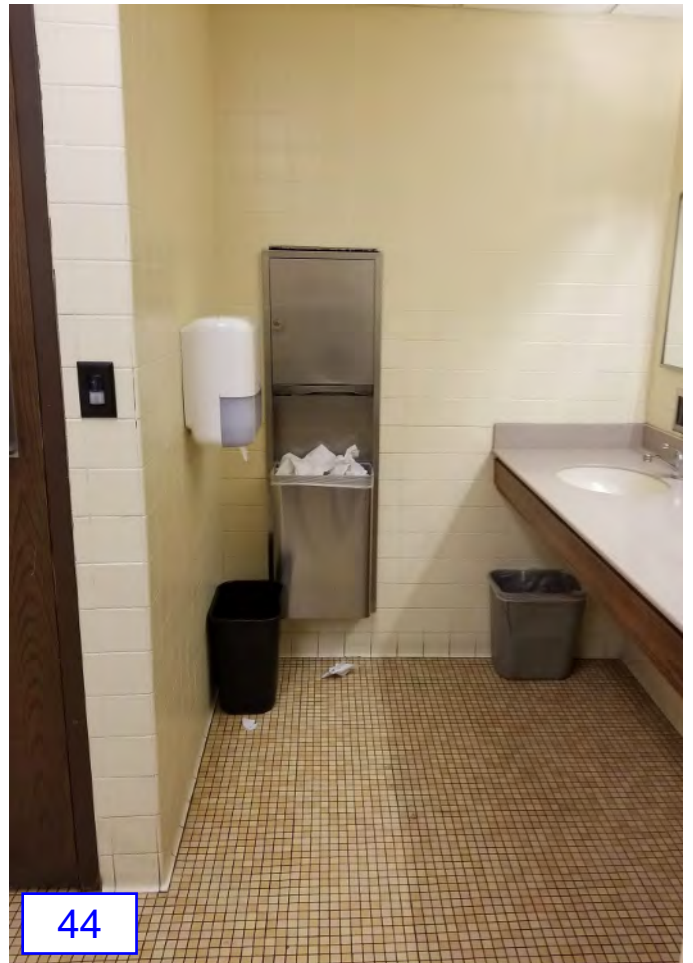
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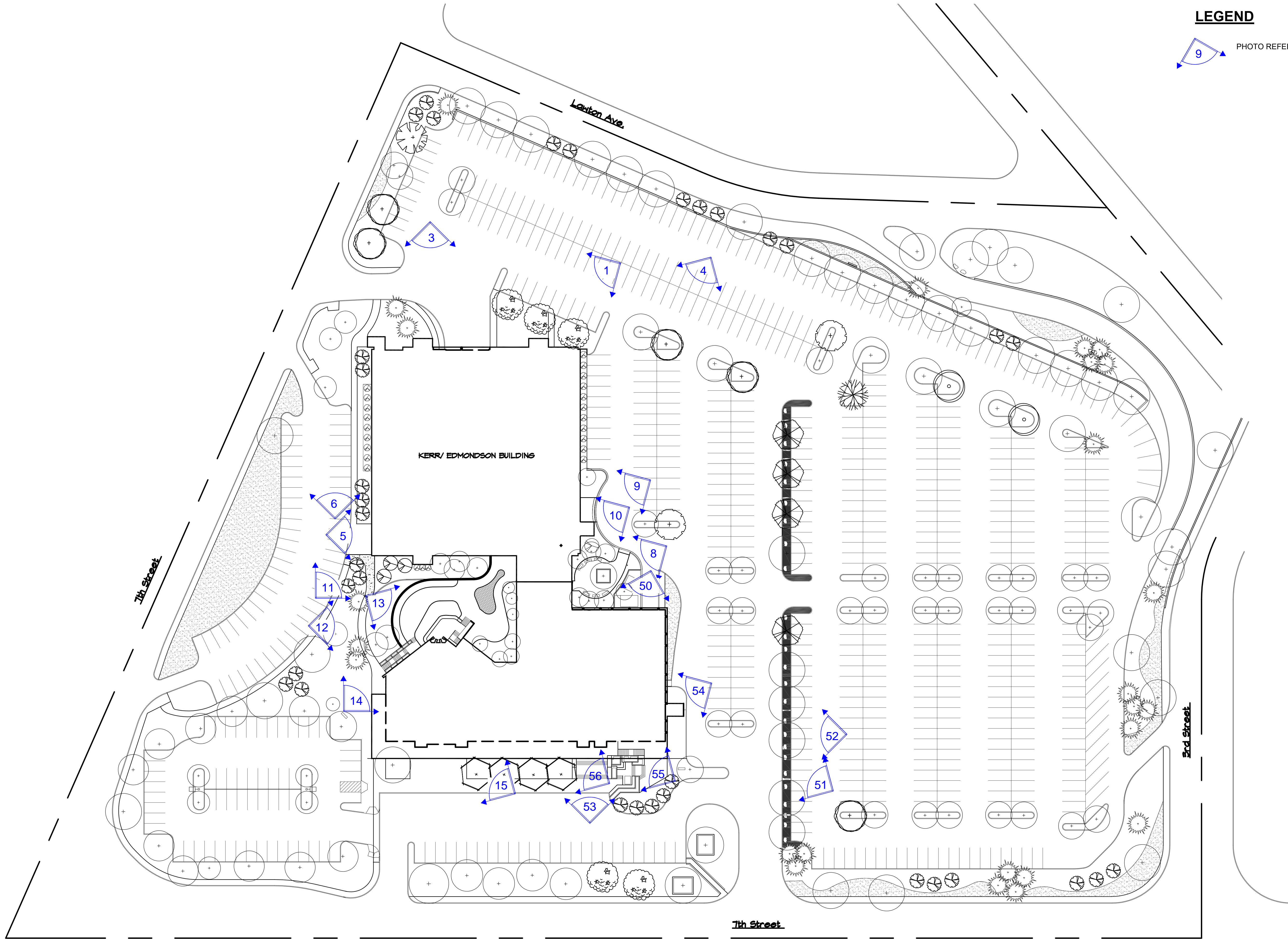
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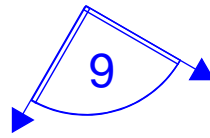


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(VHiT)

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TULSA, OKLAHOMA

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SITE PLAN

SHEET NUMBER:

A-0

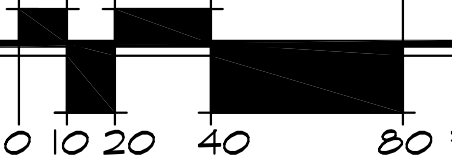
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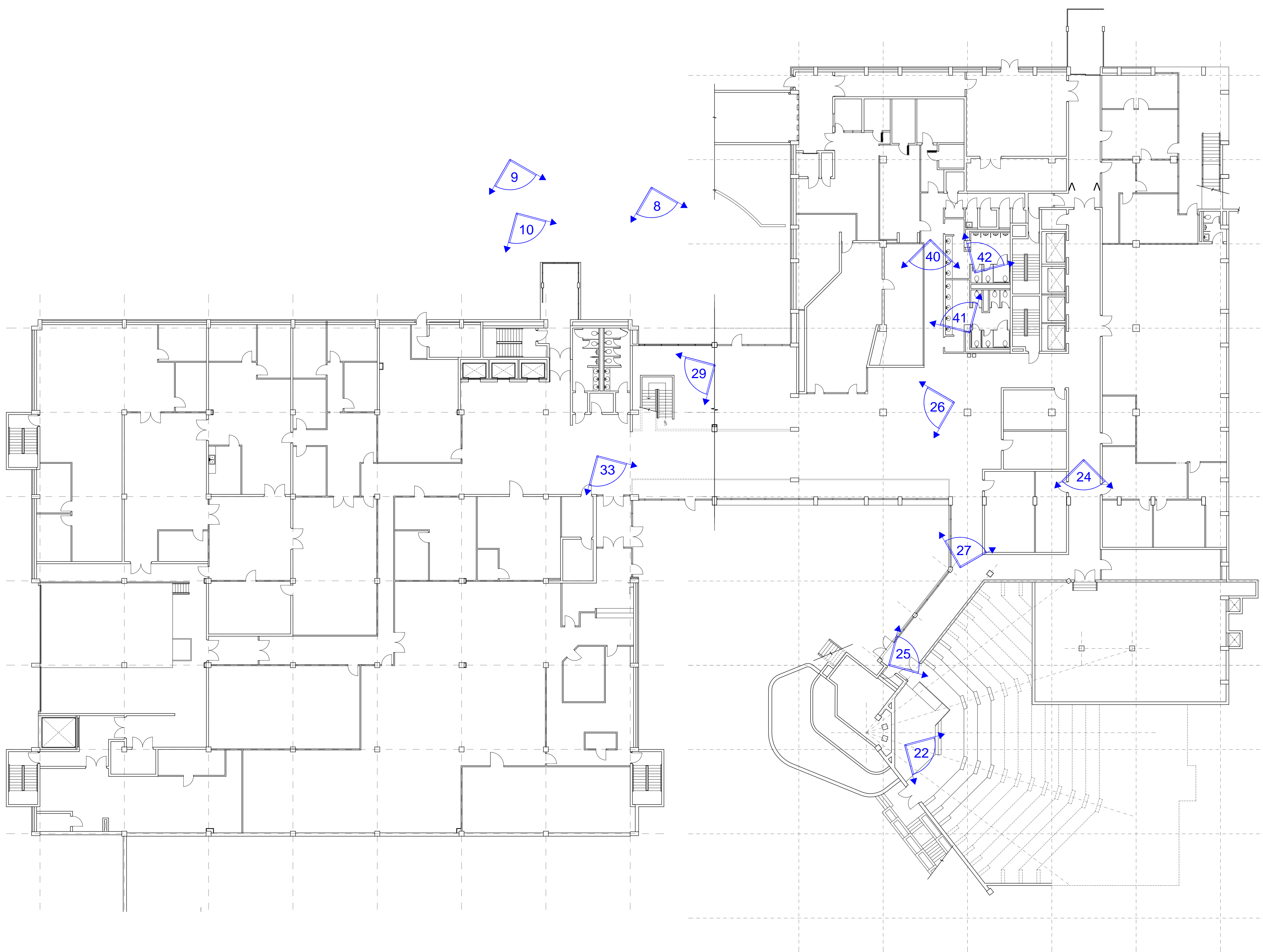
A SITE PLAN OVERALL

SCALE: 1" = 40'-0"



NORTH





LEGEND

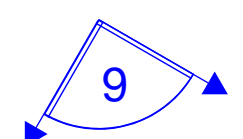
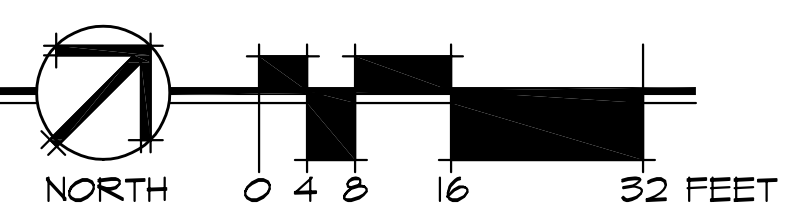


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A STREET LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



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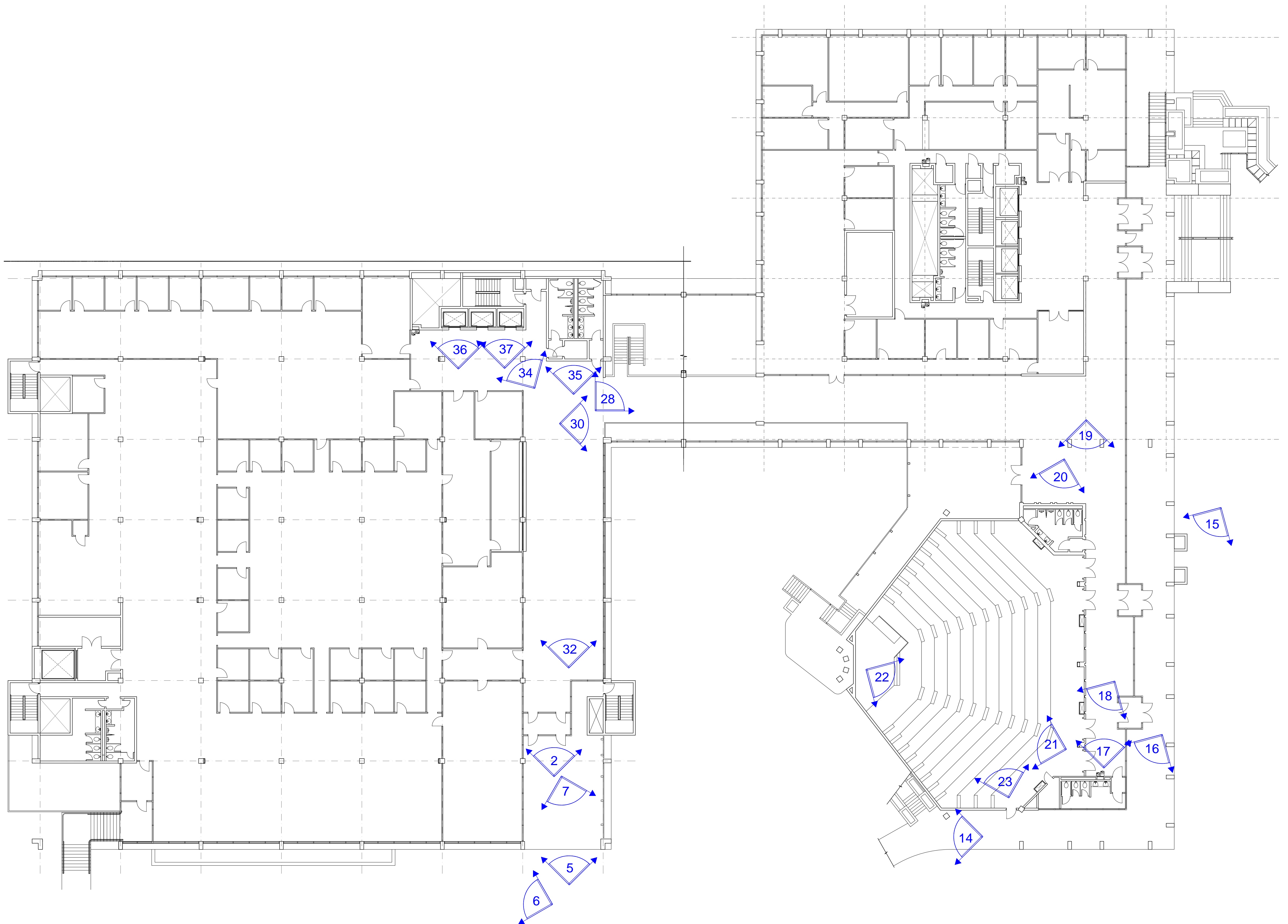
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**KERR-EDMONDSON
STREET LEVEL
FLOOR PLAN**

SHEET NUMBER:

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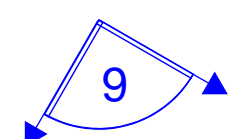
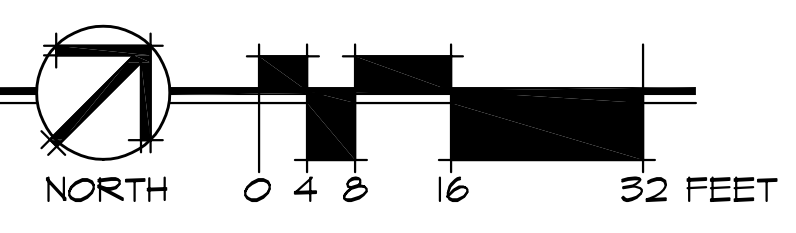


PHOTO REFERENCE SYMBOL

A **FIRST LEVEL FLOOR PLAN**
SCALE: 1/16" = 1'-0"



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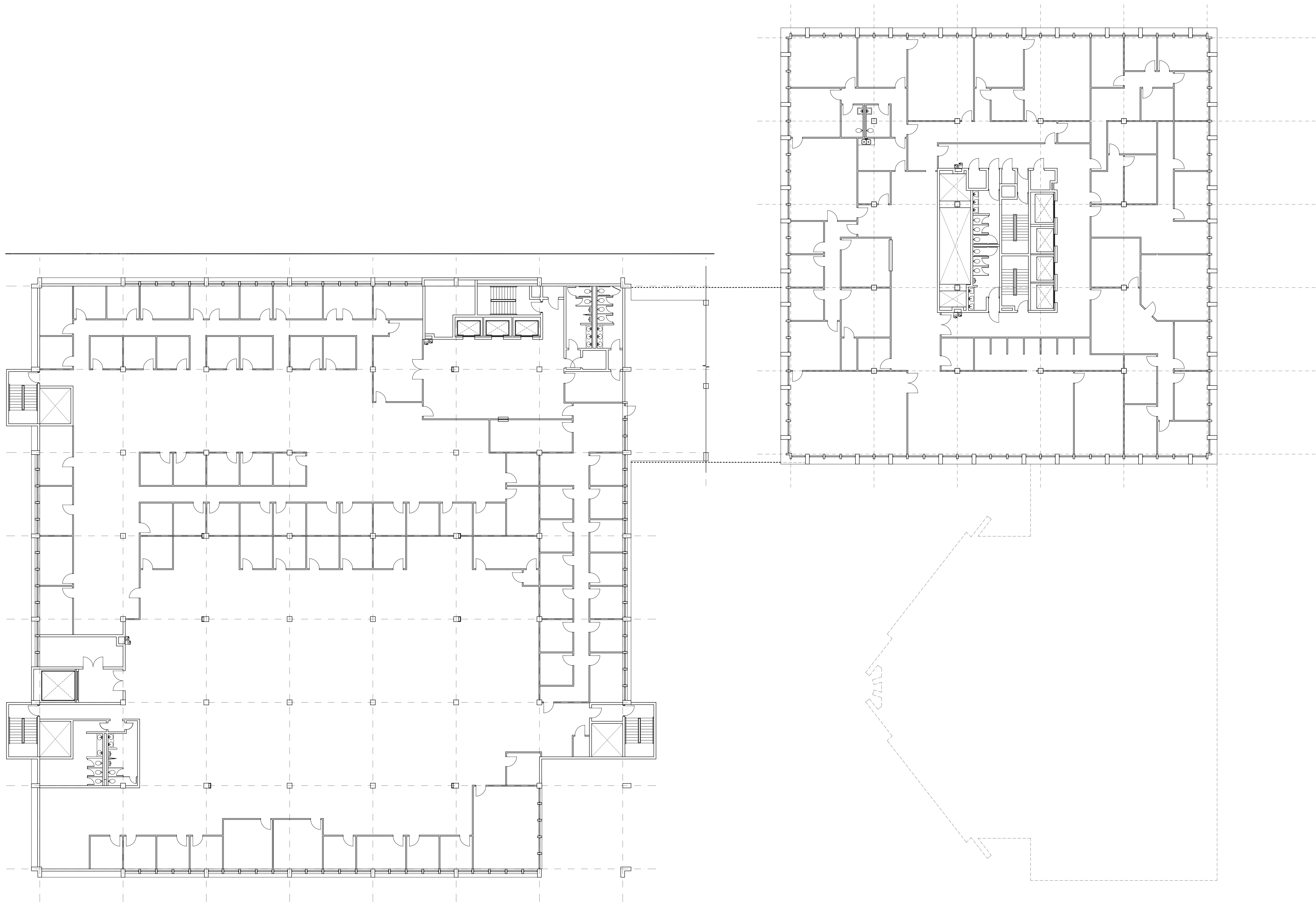
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SHEET NAME:
**KERR-EDMONDSON
FIRST LEVEL
FLOOR PLAN**

SHEET NUMBER:
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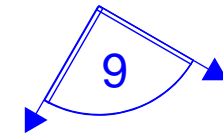
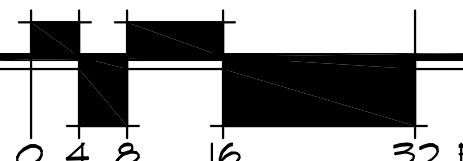
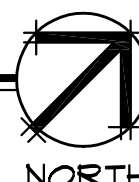


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SECOND LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"



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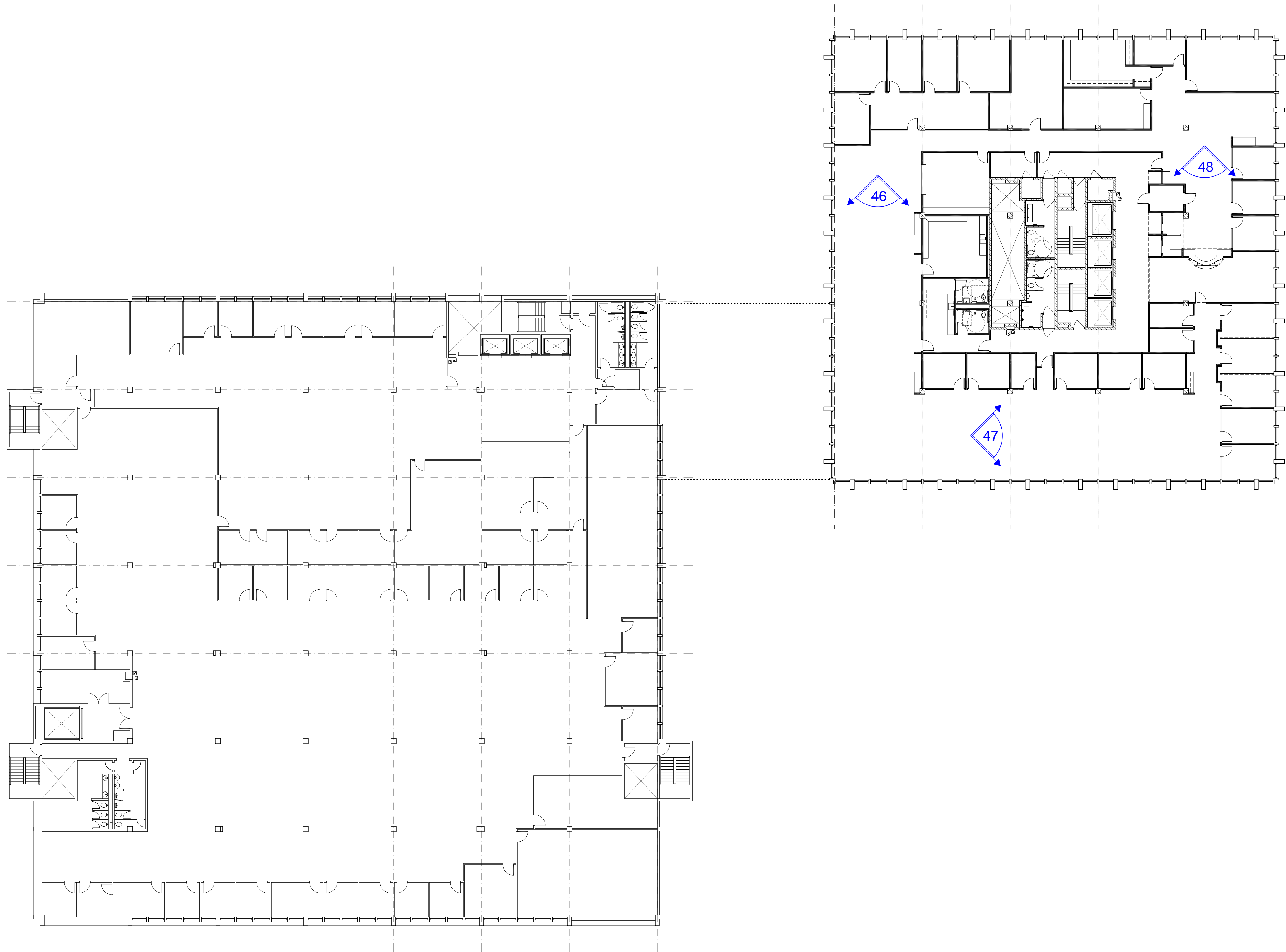
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SECOND LEVEL
FLOOR PLAN**

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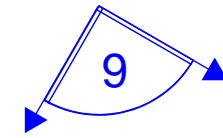
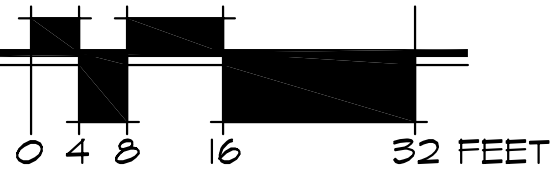
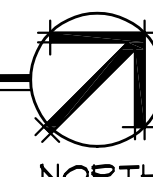


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THIRD LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"



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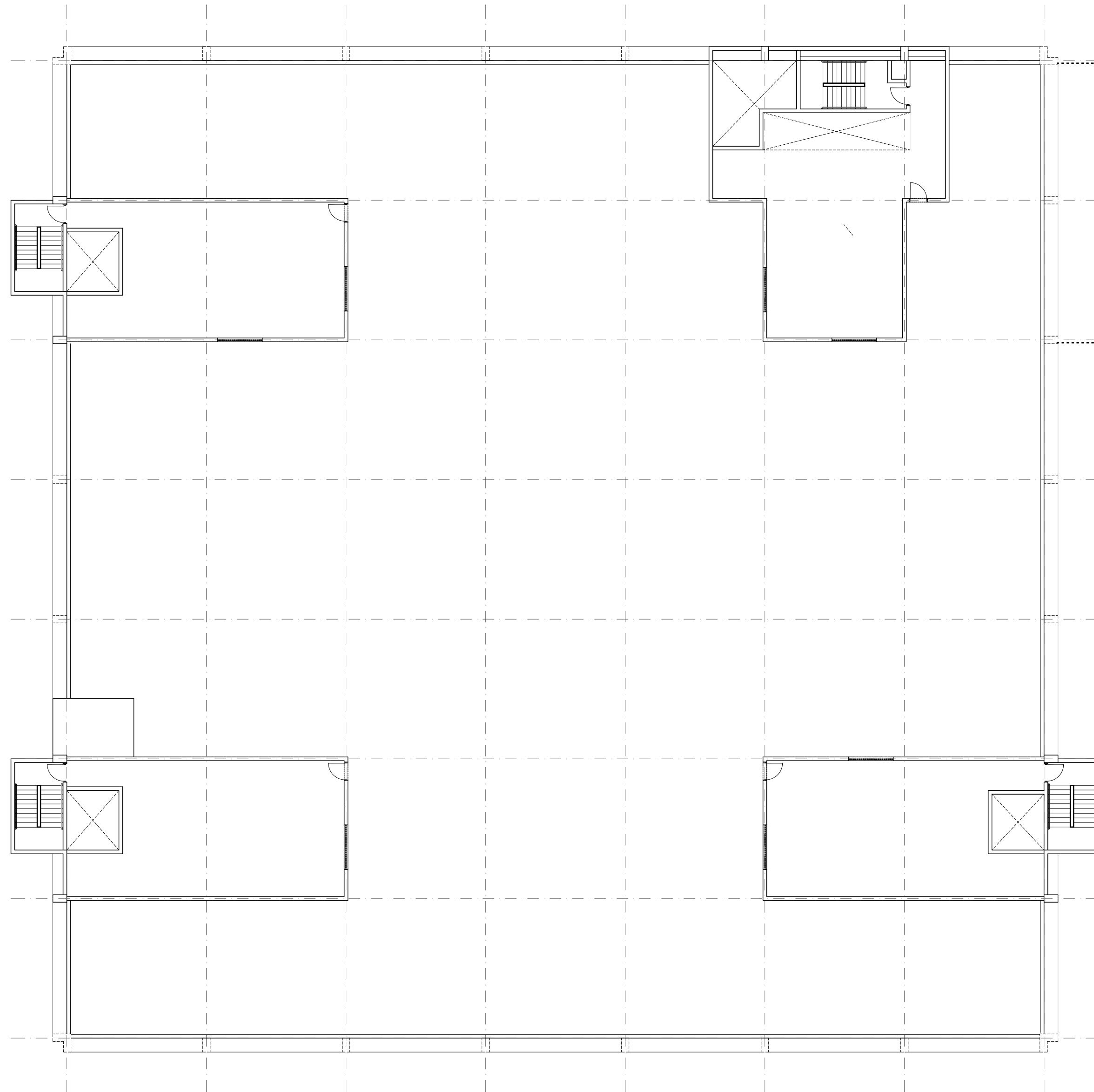
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SHEET NAME:
**KERR-EDMONDSON
THIRD LEVEL
FLOOR PLAN**

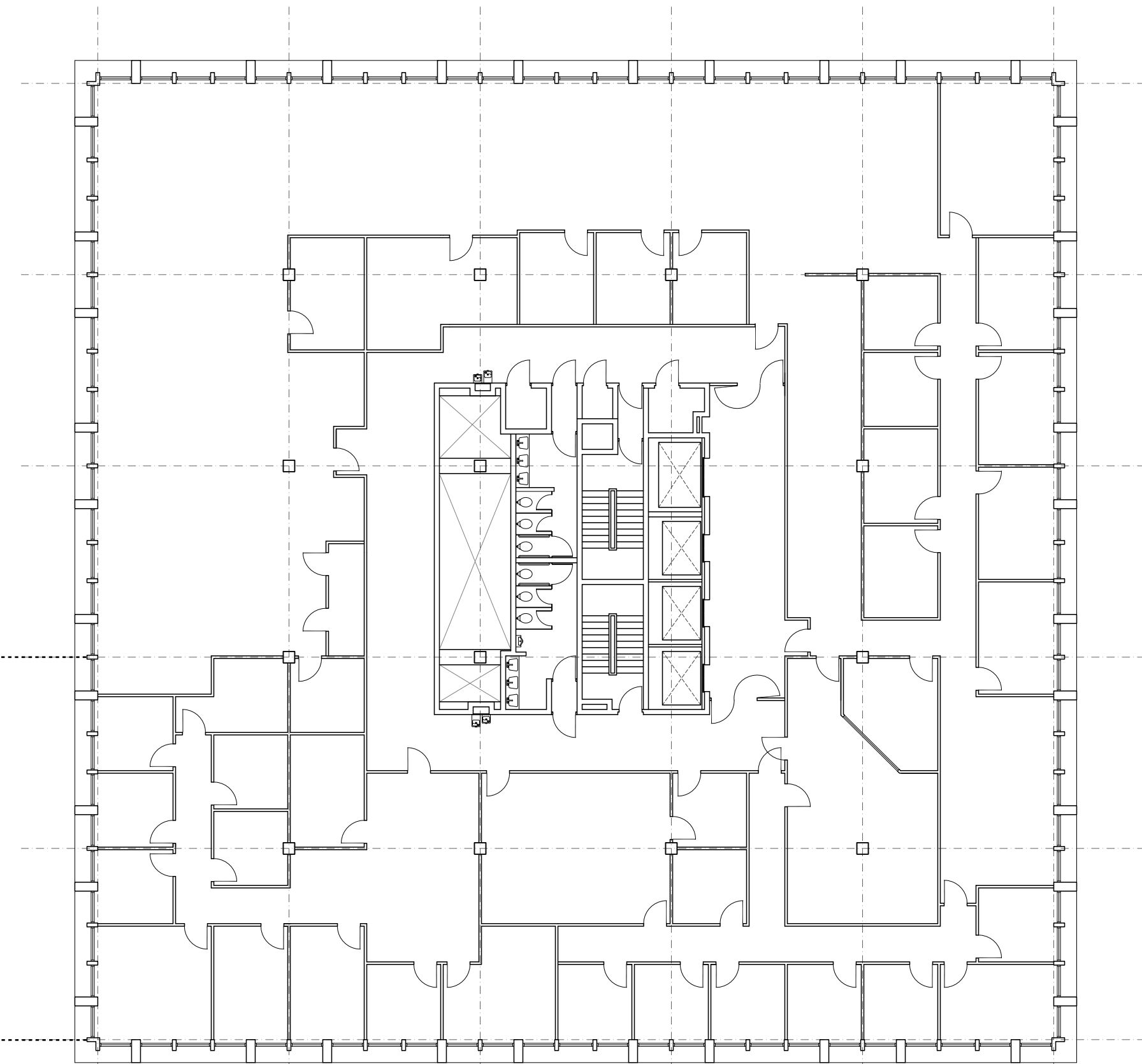
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B PENTHOUSE LEVEL FLOOR PLAN - EDMONDSON
 SCALE: 1/16" = 1'-0"



A FOURTH LEVEL FLOOR PLAN - KERR
 SCALE: 1/16" = 1'-0"

LEGEND

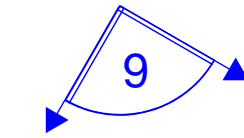


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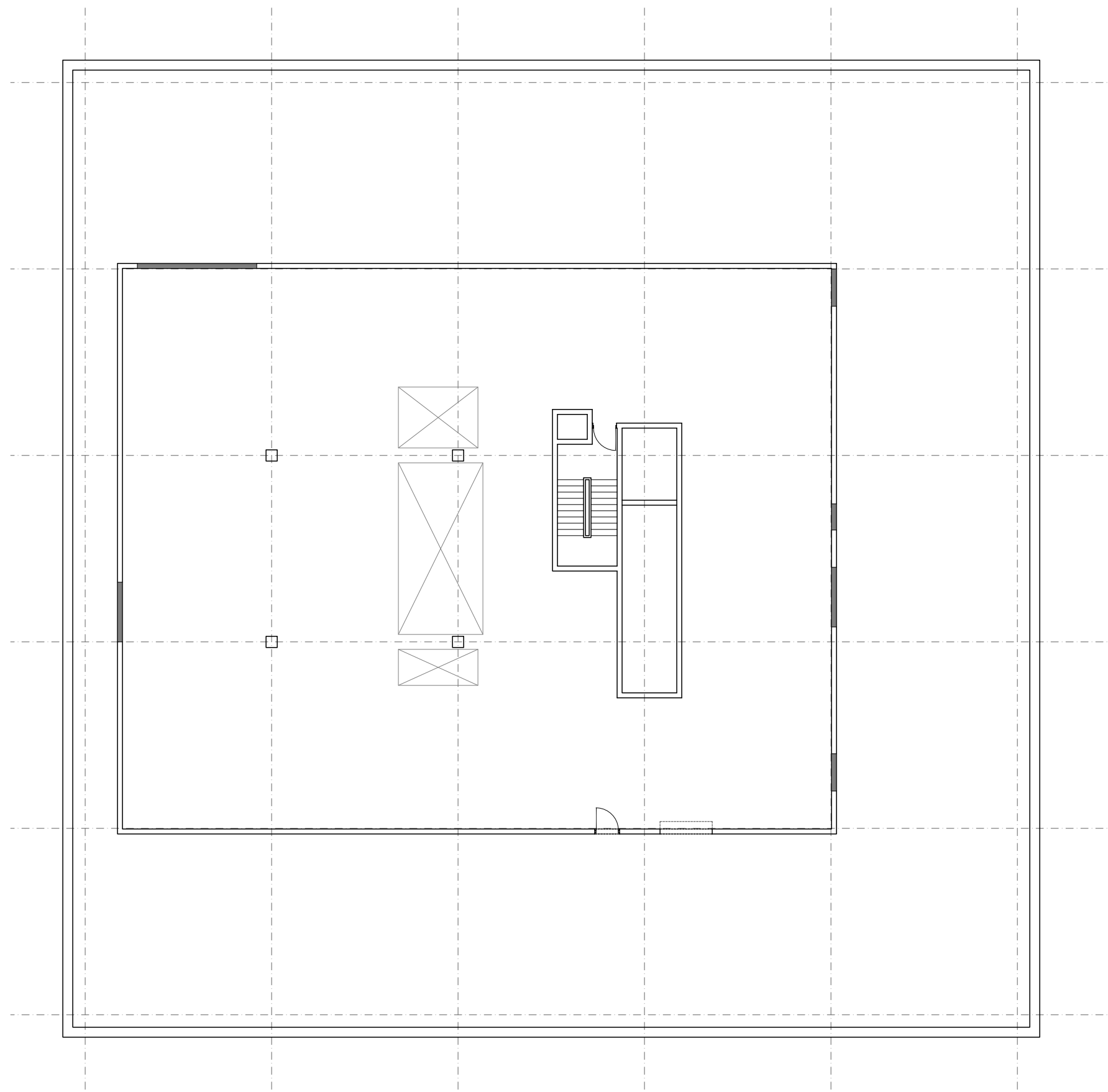
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**KERR-EDMONDSON
 FOURTH LEVEL
 FLOOR PLAN**

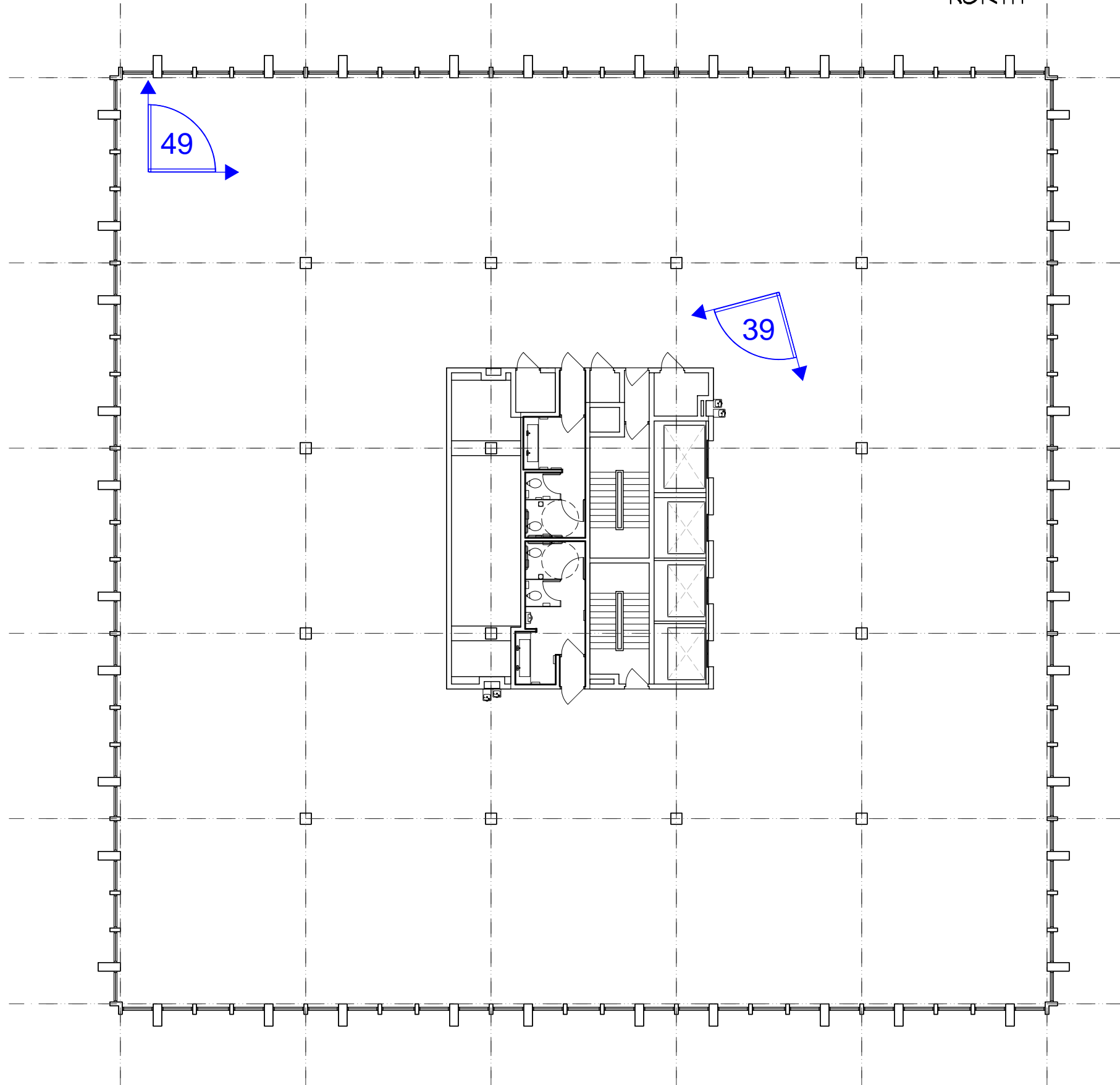
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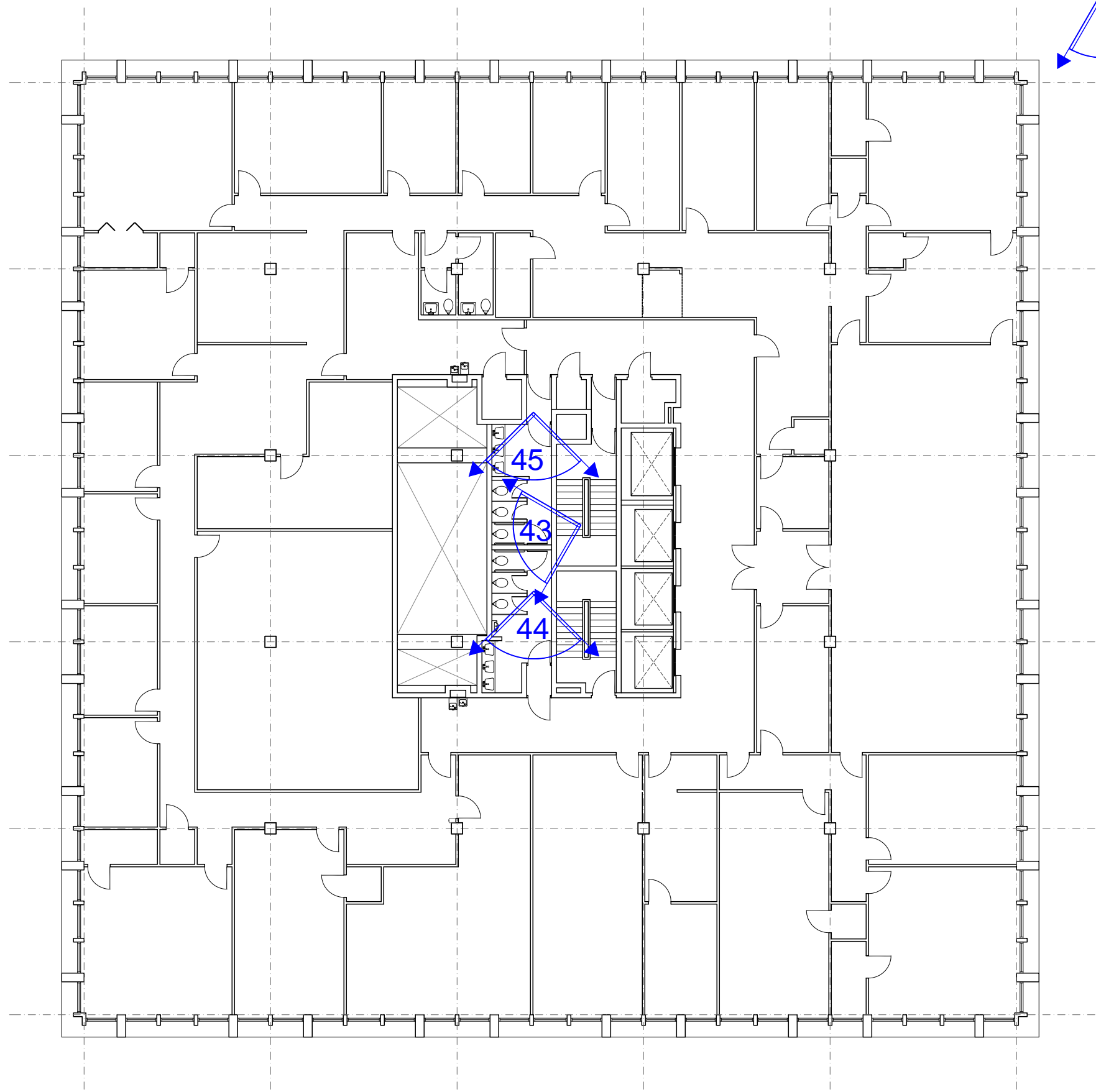
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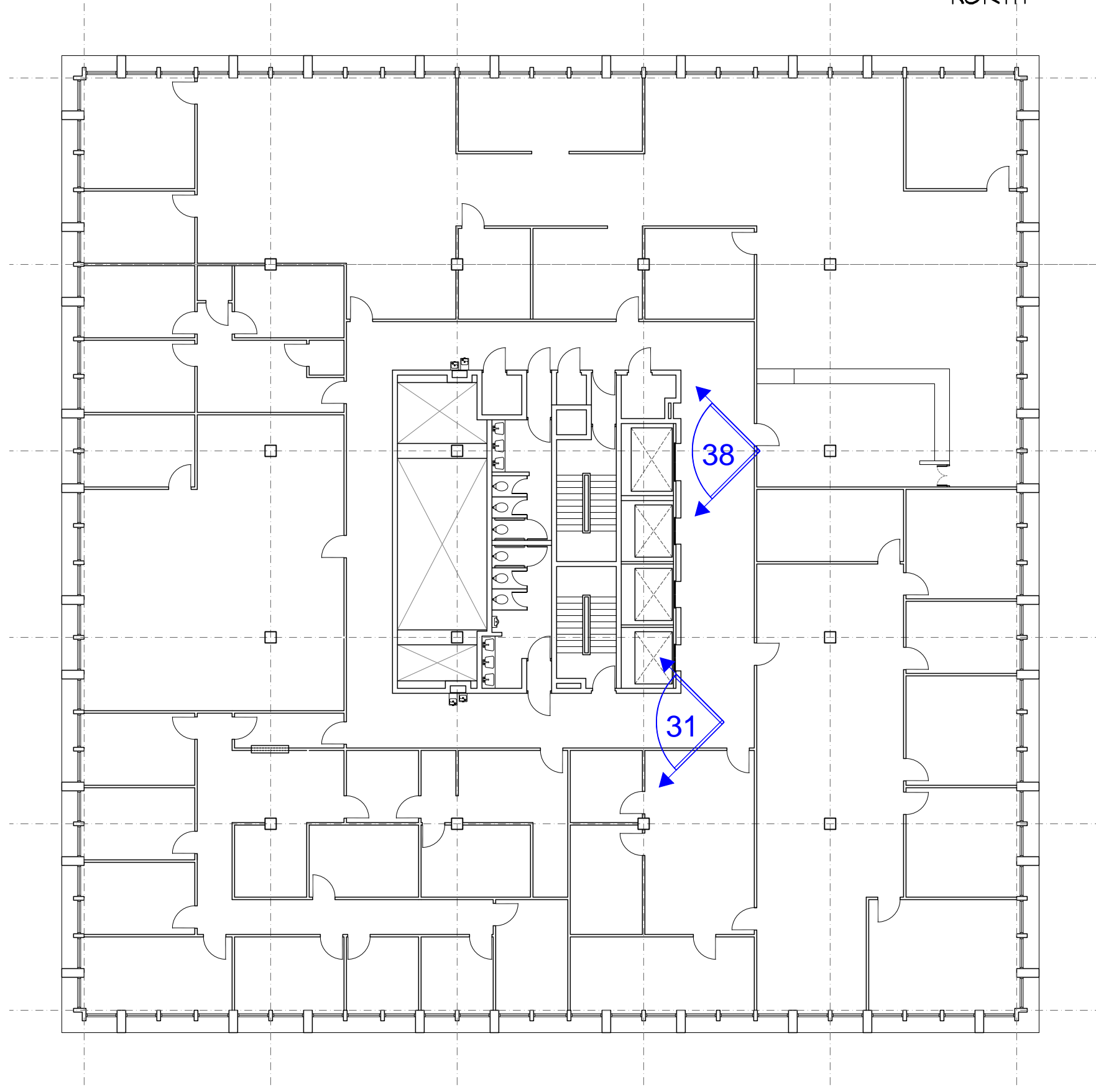
D PENTHOUSE LEVEL FLOOR PLAN - KERR
SCALE: 1/16" = 1'-0" 



C SEVENTH LEVEL FLOOR PLAN - KERR
SCALE: 1/16" = 1'-0" 



B SIXTH LEVEL FLOOR PLAN - KERR
SCALE: 1/16" = 1'-0" 



A FIFTH LEVEL FLOOR PLAN - KERR
SCALE: 1/16" = 1'-0"  

LEGEND

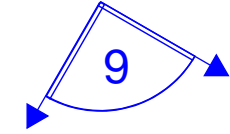


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NO. DESCRIPTION DATE

SHEET NAME:

**KERR - FIFTH,
SIXTH, SEVENTH,
& PENTHOUSE
LEVEL FLOOR PLAN**

SHEET NUMBER:

A-5

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ITEM 2 – Site Map of APE:



AREA OF POTENTIAL EFFECTS



SOURCE: GOOGLE MAPS 2021

N. 36.149105

W. -95.99942

LEGEND



PROPERTY/DIRECT APE

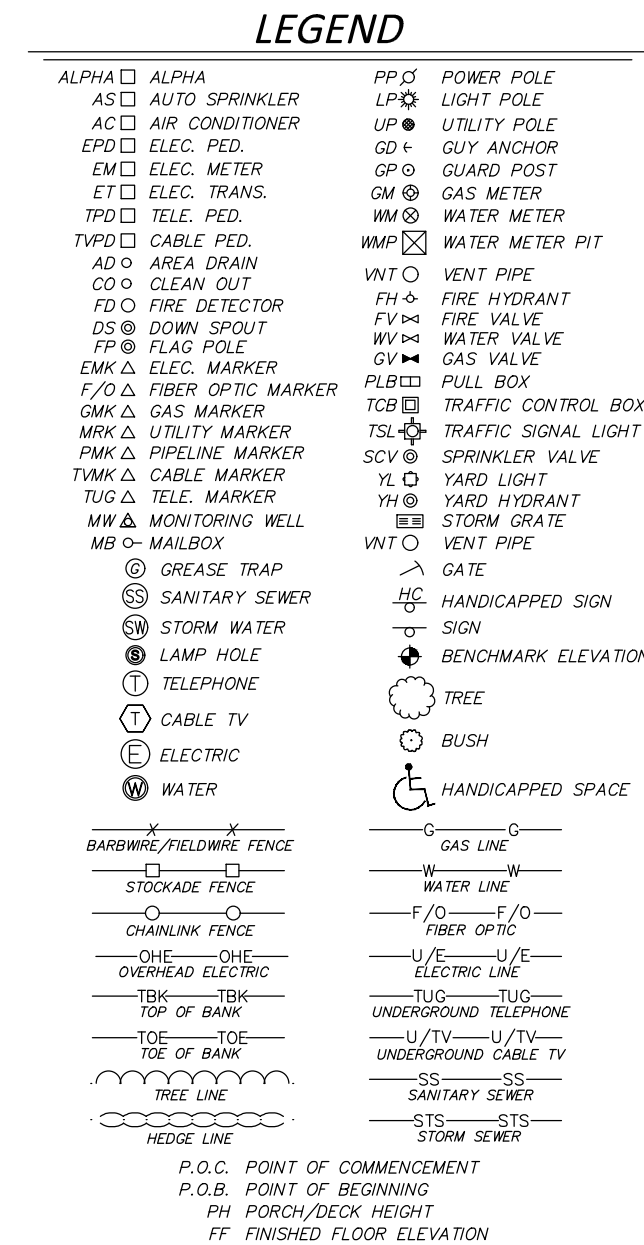


INDIRECT APE



Veterans Hospital in Tulsa

ITEM 3 – Site Orientation/Maps



BOARD OF REGENTS FOR THE OKLAHOMA AGRICULTURAL AND MECHANICAL COLLEGES
FIRST AMERICAN TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a)(b)(1)(c), 8, 9, 10, 11(a)(b), 13, 16, 17 and 19 of Table A thereof.

The field work was completed on April 6, 2021

Randall A. Mansfield, Professional Land Surveyor No. 1613

Date of Plat of Map: April 10, 2021

Date of Signature: April 16, 2021

GENERAL SURVEY NOTES:

- This plan or map and the survey on which it is based were made in accordance with the "Oklahoma Minimum Standards for the Practice of Land Surveying" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
- The property described hereon is the same as the property described by First American Title Insurance Company in Commission No. 26082706 made with an irrevocable date of March 31, 2021 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me to have been plotted hereon or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a Zone Designation X (Unshaded)/Area of minimal flood hazard by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map (FIRM) No. 13052C0241L and 4014-C0241L, with a state of identification of October 16, 2012, for Community No. 405381, in Tulsa County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has direct access to S. Houston Avenue, West 7th Street and S. Lawton Avenue, all being dedicated public streets or highways.
- The total number of striped parking spaces on the subject property is 724, including 15 designated handicap spaces and 9 motorcycle spaces.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There are no proposed changes in right of way lines, according to the best of my knowledge.
- There is no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, pump or sanitary landfill.
- The bearing of South 80°55'17" West as a portion of the south line of the subject property per the deed of record was used as the basis for bearings for the survey line.

RECORD DESCRIPTION:

A tract of land in the Southeast Quarter (SE1/4) of Section Two (2), Township Nineteen (19) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof, consisting of Parts of Blocks One hundred twenty-seven (127), One hundred twenty-eight (128) and One hundred fifty-six (156) of the ORIGINAL TOWNSITE, now City of Tulsa, Tulsa County, State of Oklahoma according to the recorded Plat No. 560; And Part of Block Forty-three (43) and All of Block Forty-four (44) of OWEN ADDITION to Tulsa, Tulsa County, State of Oklahoma, according to the recorded Amended Plat No. 95, and being more particularly described as follows, to-wit:

Proceeding from the intersection of the centerlines of 3rd Street and Houston Avenue, South 23°51'43" East a distance of 110.00 feet to a point;

THENCE South 23°51'43" East a distance of 776.15 feet paralleling Houston Avenue to a set 3/8" Iron Pin;

THENCE on a curve to the right having a central angle of $113^{\circ}48'$, a radius of 50.00 feet and arc length of 99.3 feet to a set 3/8" Iron Pin;

THENCE South 89°56'17" West a distance of 120.02 feet to a set 3/8" Iron Pin;

THENCE South 87°09'38" West, a distance of 186.16 feet to a set 3/8" Iron Pin

THENCE South 89°56'17" West a distance of 345.34 feet to a set 3/8" Iron Pin, said point being the Southwest corner of Block 44, OWEN ADDITION;

THENCE North 00°36'43" West, a distance of 356.00 feet to the Northwest corner of Block 44 set 3/8" Iron Pin

THENCE North 21°57'46" West a distance of 164.80 feet to a set 3/8" Iron Pin;

THENCE North 0°36' 43" West a distance of 154.81 feet to a set 3/8" Iron Pin;

THENCE North 32°27'55" East a distance of 109.94 feet to a set 3/8" Iron Pin;

THENCE South 87°51'33" East a distance of 130.10 feet to a set 3/8" Iron Pin;

THENCE North 69°30'27" East a distance of 10.83 feet to a set 3/8" Iron Pin, said point being the Northwest corner of Lot 6, Block 127, ORIGINAL TOWNSITE, now City of Tulsa;

THENCE North 88°35'19" East a distance of 52.37 feet to a set 3/8" Iron Pin;

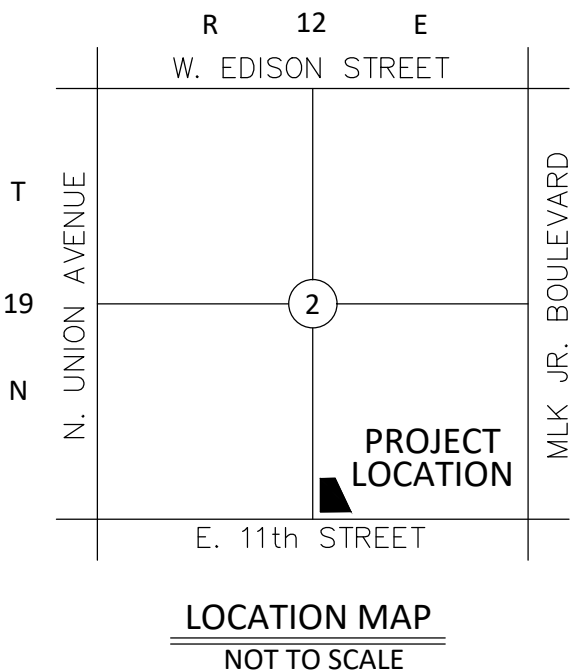
THENCE North 66°08'17" East and parallel to the centerline of 3rd Street, a distance of 145.00 feet to a set 3/4" Iron Pin;

THENCE on a curve to the right having a central angle of 90° , a radius of 50.00 feet and an arc length of 78.54 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 450,376 square feet or 10.3392 acres, more or less.

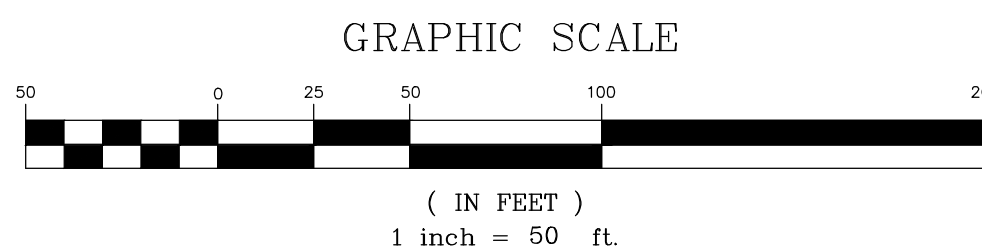
Curve Table						
Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
C1	50.00'	99.31'	113°48'03"	76.70'	S 33°02'19" W	83.77'
C2	50.00'	78.54'	90°00'00"	50.00'	S 68°51'43" E	70.71'

Line Table		
Line #	Direction	Length
L1	N 00°36'43" W	356.00
L2	N 21°57'46" W	164.80
L3	N 00°36'43" W	154.81
L4	S 87°51'33" E	130.10
L5	N 69°30'27" E	10.83
L6	N 88°35'19" E	52.37
L7	S 89°56'17" W	120.02
L8	S 87°09'38" W	186.16
L9	S 89°56'17" W	345.34



TITLE COMMITMENT EXCEPTION NOTES:

1. Easement rights for utilities in favor of the City of Tulsa as contained in ORDER CONFIRMING RECORD OF COMMISSIONERS. VESTING TITLE IN PLAINTIFF AND ORDERING DISBURSEMENT OF FUNDS as Case No. C-711-028 in the District Court of Tulsa County recorded in Case 3974, Page 274 lying within the public records and always within subject property as vacated in said Case affect subject property and are shown hereon.
11. CONTRACT IN favor of The Peoples Gas Company, for a pipeline, recorded in Book A-8, Page 389 affects subject property inasmuch as subject property lies within the lands described therein. This is a blanket type easement with no defined width or location of easement, therefore the easement's location and effect upon subject property is unknown. (Non Plottable)
12. WARRANTY DEED to the City of Tulsa I.T. recorded in Book 23, Page 211 does not affect subject property.
13. WARRANTY DEED to the City of Tulsa recorded in Book 66, Page 309 does not affect subject property.
14. DEED OF DEDICATION in favor of the public recorded in Book 3907, Page 1752 abuts subject property and is shown hereon.
15. RIGHT OF WAY AGREEMENT in favor of the Oklahoma Natural Gas Company, for a pipeline, recorded in Book 4095, Page 1939 affects subject property and is shown hereon.
16. AGREEMENT FOR USE OF WALL AS PARTY WALL AND FOR SEWER EASEMENT by and between Hattless Express Service and Lyle Clinton and Sue Merrill Clinton for a party wall and sewer easement recorded in Book 2245, Page 243 affects subject property. The limits of Tracts 1 and 2 as contained therein is shown hereon. A sewer easement as contained therein is not plottable. It should be determined if this document has expired under its own terms.
17. Property is subject to NOTICE OF ADOPTION OF URBAN RENEWAL PLAN by the Tulsa Urban Renewal Authority recorded in Book 3981, Page 1323; as modified by CORRECTED NOTICE OF ADOPTION OF URBAN RENEWAL PLAN recorded in Book 4108, Page 1388 inasmuch as subject property lies within the lands described therein. (Non Plottable)
18. UNDERGROUND RIGHT OF WAY EASEMENT in favor of the Public Service Company of Oklahoma, for an electrical system, recorded in Book 4108, Page 1284 affects subject property and is shown hereon in an approximate location as depicted in the graphic exhibit contained therein and by utilizing field evidence of the underground cable.
19. UNDERGROUND RIGHT OF WAY EASEMENT in favor of the Public Service Company of Oklahoma, for an electrical system, recorded in Book 4158, Page 1334 affects subject property and is shown hereon in an approximate location as depicted in the graphic exhibit contained therein and by utilizing field evidence of the underground cable.
20. Property is subject to the terms, conditions and restrictions as contained in SPECIAL WARRANTY DEED recorded in Book 4576, Page 1323 inasmuch as subject property is the same property as the lands described therein. (Non Plottable)
21. GENERAL WARRANTY DEED in favor of the City of Tulsa, recorded in Book 3395, Page 354 does not affect subject property.
22. AGREEMENT FOR EASEMENT by and between E.E. Bowles, Bertha F. Bowles, Lacy Hull and Agnes H. Hull, for reciprocal easements across adjoining properties, recorded in Book 1823, Page 472 affects subject property. The limits of the lands described therein are shown hereon. Easements granted therein are non-plottable.
23. Property is subject to NOTICE OF CREATION OF ASSESSMENT DISTRICT ENTITLED "TULSA STADIUM IMPROVEMENT DISTRICT NO. 1," recorded as Document No. 2009078684 inasmuch as subject property is the same property as the lands described therein. (Non Plottable)
24. UTILITY EASEMENT in favor of the State of Oklahoma, for an "PT Communications Hub" recorded as Document No. 2021031810 affects subject property inasmuch as subject property is the same property as the lands described therein. Easement as described therein is non-plottable.



Field Book.....2021~M	REVISIONS		
Party Chief.....M	NO.	DATE	DESCRIPTION
Drawn By.....RM			BY
Checked By.....LT			
Project Number			
13,623			
Scale			
1"=50'			

ALTA / NSPS LAND TITLE SURVEY
OKLAHOMA AGRICULTURAL AND
MECHANICAL COLLEGES
440 S. HOUSTON AVENUE W
TULSA, TULSA COUNTY, STATE OF OKLAHOMA



DODSON - THOMPSON - MANSFIELD, PLLC

Surveying - Engineering - Earthwork
 CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2022



Veterans Hospital in Tulsa

ITEM 4 – VA Hospital Project Scope / Overview

Date: 7/21/21

Project Name: Veterans Hospital **City/State:** Tulsa, Oklahoma

Project Description: Kerr & Edmondson State Office Buildings, located at 440 South Houston Avenue, Tulsa, OK 74127 will be donated to VHIT LLC for the proposed renovation into a Veterans Hospital.

Site Description: 5.5 acres

Project Type: Existing Building of 295,000 BGSF 2 Buildings (4 & 8 Stories)
The existing lobbies connecting the 4 story and 8 story buildings will be demolished. In addition, the existing auditorium will be demolished. The lobbies and auditorium being demolished contain approximately 30,000 BGSF. New lobbies connecting the existing 4 story and 8 story buildings will be constructed and will contain approximately 30,000 BGSF. Proposed Building Renovation with new construction 295,000 BGSF includes additional square footage for shear wall construction, and new entrance lobbies, vertical circulation, and waiting areas. Available future growth shell space 35,734 BGSF.
Current VA Building Program is 259,266 BGSF

Applicable Codes: Refer to Exhibit F for Codes and Standards

Occupancy: Healthcare - NFPA 101

Construction Type: Anticipate the construction type to be IA based upon IBC Table 504.4

Seismic Design: IBC 2018

Structural Risk Category: IV - ASCE 7-16

Seismic Design Category: C - ASCE 7-16

Project Narrative

Scope:

- The program for design (PFD), yet to be finalized, will govern the design of the hospital project. The design will meet the VA operational and functional requirements and capacities indicated in VA's PFD dated August 31, 2018 (Appendix B). All rooms will meet the NSF indicated in the program for design and the overall building will be within the programmed BGSF and allowed tolerances.
- Facility will be designed to meet LEED silver certification at a minimum. Should LEED efforts meet with limits due to the nature of the renovation project or costs related as presented during design phases, VHiT will work with the VA directly to determine any variance from this expectation.

Utilities:

- The hospital will be designed such that the building is self sufficient to meet heating and cooling demand. The buildings are currently connected to local chilled water utilities. Further evaluation is required to determine final connections to existing chilled water and steam utilities or providing stand-alone generation equipment. Regardless of the source of heating or cooling it will have redundancy and backup fuel to ensure continuity of operations.
- New dedicated electric, gas and water services shall be provided to the facility from the local utility provider.
- All utilities for the hospital will be metered at the building level with meters connected to the utility monitoring system.
- A building automation system for the hospital will be provided.

Telecommunication:

- The project will include appropriately sized telecommunication infrastructure.

Design Phases/Review Points

- There will be four design reviews: Conceptual, Schematic Design, Design Development, Construction Documents, and these reviews will be conducted in Bluebeam Revu sessions.
- Design submissions for review will utilize electronic documents.
- VA will have 15 working days for review of each design submission.
- The project will be delivered in Revit modelling software resulting in a Revit model as an end product, which will be used to generate the Contract Documents. This Revit model can be shared with the building contractor and subcontractors for coordination as well as with the VA as a final deliverable. CAD .dwg files can be exported from this model for backgrounds or sheet files. The model will not be created such that all contractor takeoffs can be extracted from this model. Rather, the model is developed to represent design intent to the project contractor

and only items necessary to convey this intent are modelled. All BIM level file export types, such as COBie, would only contain general characteristics of model families used in conveying this design intent.

Project Team:

- The VA will provide a Medical Equipment Planner to work with the design team.
- VHIT LLC will contract with the Commissioning Agent.
- VHIT LLC will contract for code compliance review of design.
- VA and VHIT LLC will conduct periodic partnership meetings in Tulsa or Kansas City at a frequency to be determined.

Communications: VA and VHIT LLC will develop a communications plan establishing procedure for release of information outside the project team.

Physical Security and Resiliency Design Manual (PSRDM), as annotated and incorporated into the agreement:

1. Interpretations and Exceptions to PSRDM: It was confirmed waivers and deviations to the PSRDM would be reviewed and approved by the VA Physical security committee as delegated by the Secretary of Veterans Affairs (SecVA) as allowed by CHIP IN Act.
2. Applicable Standard: Design will utilize the edited April 2021 PSRDM for Mission Critical Facilities.
3. Requirements for Physical Security Subject Matter Specialists: The PSRDM states that in order to meet the physical security standards, a certified physical security specialist as well as a licensed professional structural engineer who has specialized training in blast design and analysis shall become part of the design team during the concept phase of any project.
4. Risk Assessment of VA Facilities: The PSRDM states that a risk assessment must be performed as part of the planning phase of a new mission critical facility to determine project- or site-specific requirements or modifications to the physical security design requirements. VHIT LLC will address a risk assessment as it relates to blast mitigation. Other risk mitigation requirements will be evaluated on a case-by-case basis during the design process.

Standoff Distance:

- Minimum standoff distance associated with Mission Critical Facilities of 50 feet is the basis of design (Table 3-1 Standoff Distance of PSRDM). Minimum standoff distance for screened vehicle in Mission Critical Facility is 5 feet (Table 3-1 Standoff Distance of PSRDM).
- The design team shall endeavor to increase the horizontal standoff distance to the maximum extent possible to reduce blast pressures on the existing facility (section 6.1.2 of PSRDM).

Public Entrance and Lobby:

- A covered drop-off area may be within the 50-foot standoff distance provided the structure is independent of the main facility.
- The covered drop-off area shall be structurally independent of the main building and protected from intentional and unintentional damage by vehicles. Public Entrances and Lobbies to meet requirements of section 4.2.8 of PSRDM.
- Glazing (both interior and exterior) shall be laminated glass.

Site Features:

- Perimeter fencing requirement is not included in the scope of this project.
- Stationary anti-ram vehicle barriers (section 3.6 of PSRDM) shall be included in the project and may include boulders, trees, terrain, planters, walls, bollards, and cables. Traffic shall be separated between patient and staff to the extent possible. Separate driveways shall be considered and constructed, if feasible.

Building Entrances and Exits:

- Space for a (future) security screening vestibule shall be shown on the plans as part of the main lobby of the new facility.
- Conduit rough ins to security screening equipment locations shall be provided for future power, telecommunication, and data connections.

Progressive Collapse:

- Progressive collapse (section 7.4 of PSRDM) is not required for the hospital because it is an existing building.
- Progressive Collapse of existing facilities (section 7.4.3 of PSRDM) is recommended to not be required for the hospital as the exterior envelope hardening (Chapter 6, Building Envelope, PSRDM) will serve as primary barrier to blast loading and blast threat to the building and its occupants.

Blast Protection:

- Blast protection requirements for existing buildings as described in sections 6.2.3, 6.3.2, 6.3.4, 6.4.2, 6.5.2, and 6.5.4 of PSRDM shall apply in their entirety.
- PSRDM Chapter 7 requirements apply to hardening or isolating structural elements that are associated with the interior high-risk spaces (loading docks, mailrooms, and main public lobbies) where occupant/visitor screening has not occurred. Refer to edited PSRDM for more information.

Building Systems:

- Building systems shall be designed and constructed so that HVAC systems, including outdoor air intakes and exhausts, are placed in accordance with the PSRDM. Specifically, air intakes shall be located on the roof or sides of the building that are not exposed to threats from roadways and parking areas.
- Electrical systems shall be installed per applicable NFPA codes and standards and protected per the PSRDM.
- Security and intrusion detection systems shall be installed in accordance with VA Handbook 0730/4, Appendix B, Physical Security Requirements and Options dated March 29, 2013. VA will designate which spaces within the facility are required to comply with the VA Handbook 0730/4. The design team will include a vertical transportation consultant that will provide expertise in this area. The consultant will be providing analysis for the number and size of required elevators based upon patient and procedure room types, number of floors, occupant load of the facility and preferred wait times. Analysis will determine number of public/visitor elevators, patient transport elevators and services elevators. The design process will need to analyze whether combining existing shafts can achieve intended results and how this will couple with the anticipated need for added shafts at the existing building perimeter. If the evaluation process determines that internally located shafts would be the ideal location for larger patient transport elevators, then we know this can be achieved. The design team has recently executed a solution for a conversion of public elevators into a trauma transport car.
- The design will not incorporate use of machine room less (MRL) elevators.
- A minimum number of options for all engineering systems is not necessary for evaluating appropriate design solutions and their costs. Life cycle cost analysis will be provided where discussed and agreed upon during the design review process to evaluate engineering system options that are practical and appropriate for the project conditions, climate and building design.

Miscellaneous Code/Specification Agreements:

- VHIT LLC will design to Facility Guidelines Institute (FGI) and other industry standards such as AMMI, AORN and USP minimum standards for architectural design and construction of hospitals, except when alternate code or requirement is listed in this agreement.
- VA Design Manuals shall not be used as basis of design unless noted in the Codes Standards List exhibit F but will be considered as part of the design process. VA design requirements shall be discussed and reviewed during the design process. Items of specific discussion and evaluation of VA Design Manual guidance include:
 - HVAC design requirements in compliance with the VA HVAC Manual for
 - The Pharmacy Department and Sterilization Processing Department (SPD)
 - Fully ducted HVAC systems (supply and return)
 - All air handlers will be indoor units installed in mechanical rooms
 - Humidification will be by means of steam
 - Use of aluminum wires shall not be permitted, and arc flash study requirements will be in accordance with ~~per~~ the VA Electrical Design Manual.
 - Boiler system design to ensure OSHA and VA testing requirements. Boiler system design to

ensure OSHA and VA testing requirements. Boiler fuel requirements shall be reviewed to optimize the storage capacity and achieve volume that is as close to the 10-day requirement of VHA directive 1810 as possible. If required, VHiT will design an additive alternate for a total of 10 days storage.

- Legionella control requirements for cooling towers and potable water
- VA Handbook, "Surgical and Endovascular Services Design Guide," dated April 2020 and other department guides as appropriate shall be applied in lieu of FGI for the quantity and type of medical gas outlets. For all other Surgical and Endovascular Services Design criteria- FGI will be followed.

Project Overview

Veterans Hospital in Tulsa (VHiT)

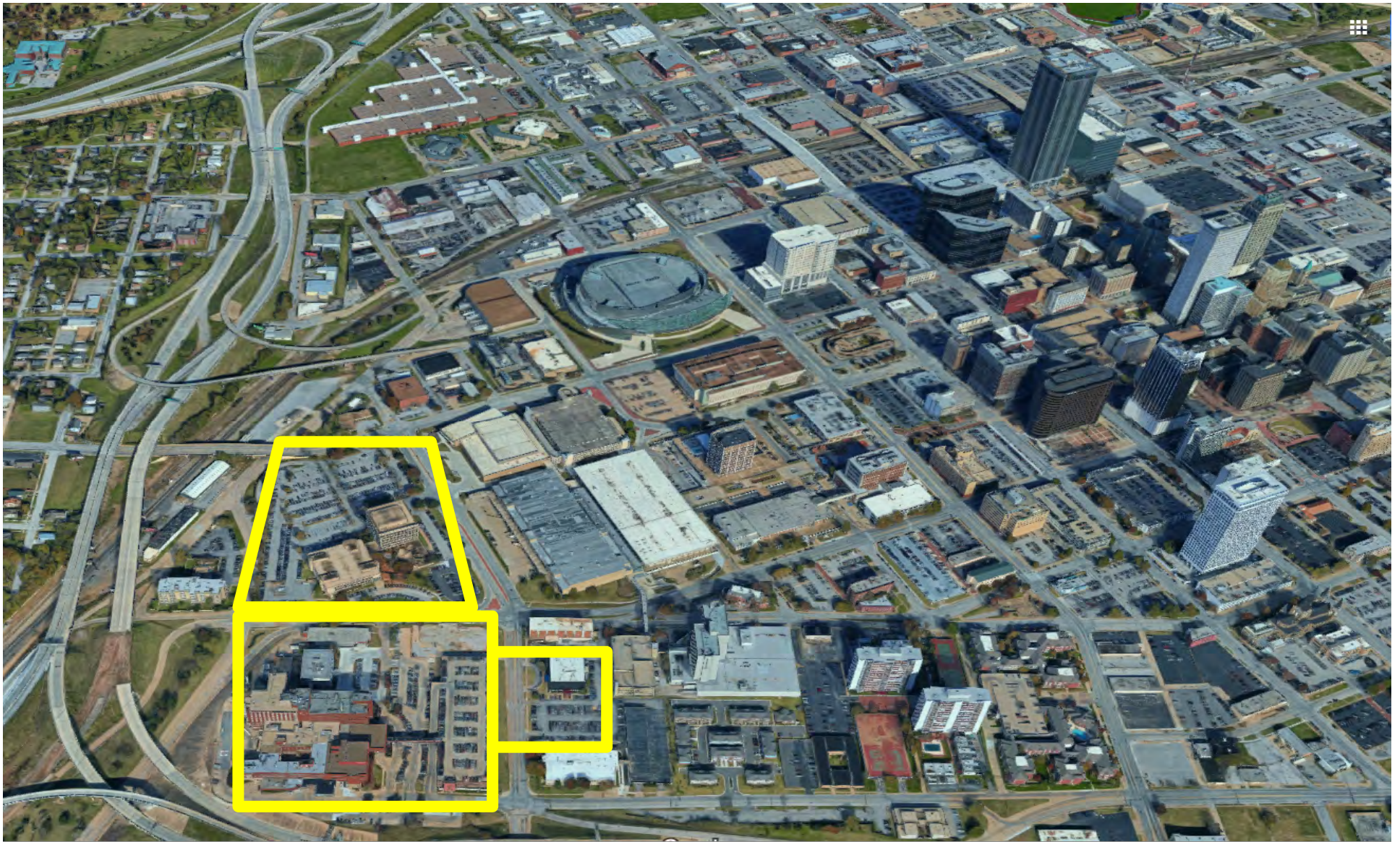
APPROVED VIA CHIP-IN ACT OF 2016

July 2021

Site Orientation Map

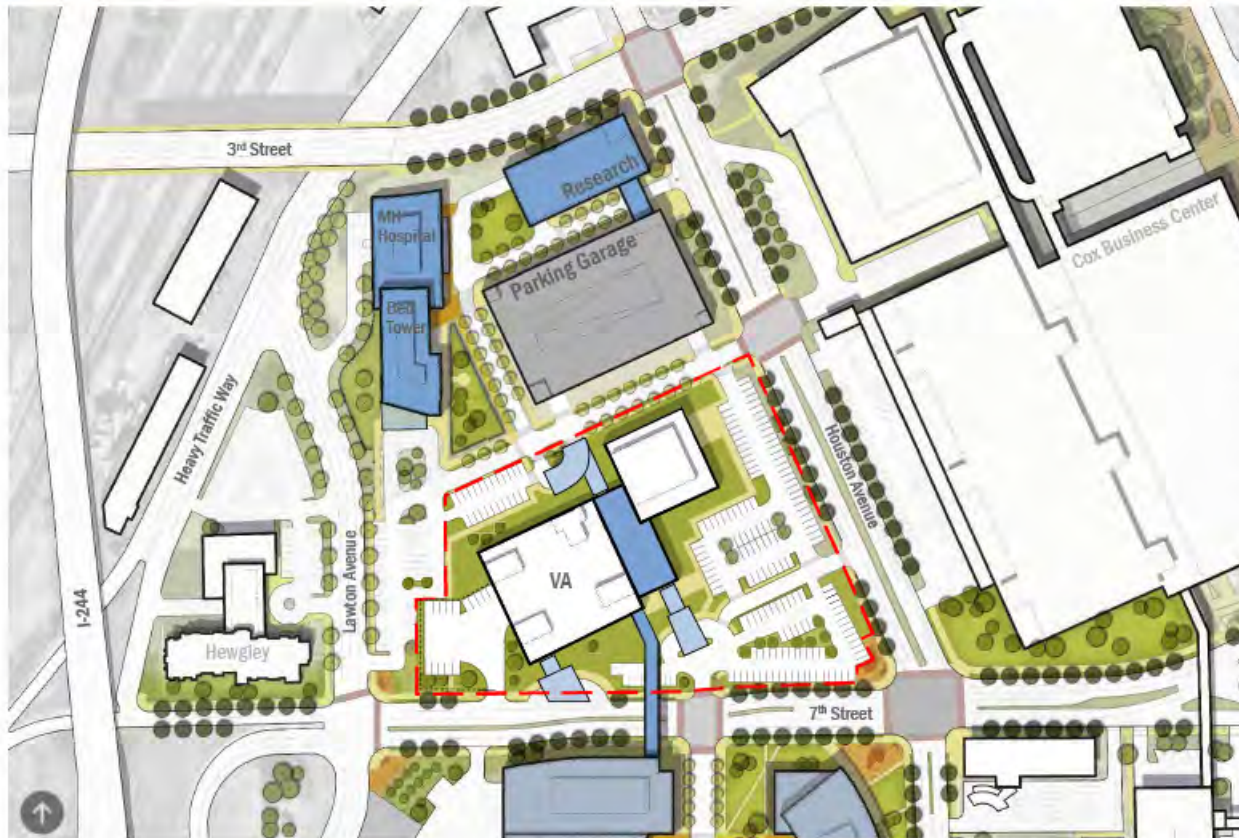


Project Location Map



VA Hospital Lot Lines Map

Mental Health Hospital + VA Block \\ Concept



Program

Mental Health Hospital

- 4 Floors
- 58,000 gsf (14.5k/fi)

Mental Health Bed Tower

- 5 Floors
- 80,000 gsf (16k/fi)

Research Building

- 4-5 Floors
- 68,000-85,000 gsf (17k/fi)

Parking Garage

- 3-Floorplates
- 450 Total Spaces (150/fi)

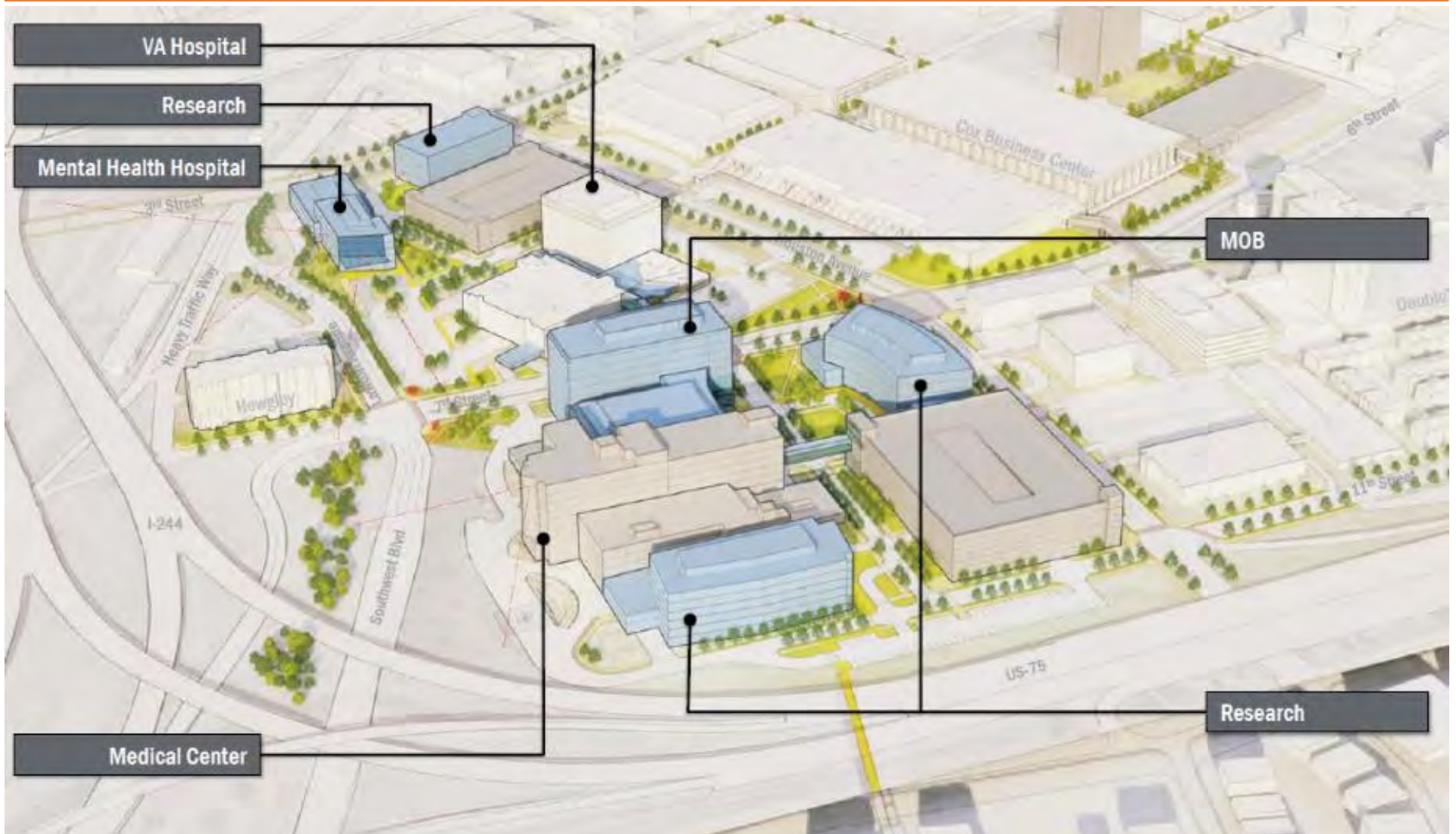
Surface Parking

- 195 Spaces within the 5.2 Acres

○ Existing ● Proposed

VHIT Proposed Lot Area - Option 3

OSU Medicine Campus Master Plan Map



Critical Need for Oklahoma Veterans

Serving veterans closer to home:

- JC Montgomery/Muskogee VA Hospital serves 50,000 veterans annually -- more than two-thirds of those veterans come from the Tulsa Metro area.
- Of the estimated 115,471 veterans in the Northeast Oklahoma VA service area, 67.9% are closer to Tulsa than to Muskogee. This indicates that a Tulsa hospital could reach up to 30% more veterans (14,000) annually.

Serving veterans more effectively:

- With the VA Hospital located near university medical resources, 50 new residents could be added.
- This is a rare opportunity for Oklahoma to serve more veterans needing hospitalization quicker with higher quality services.
- 34% of Oklahoma veterans served in Vietnam. This particular population is most likely to locate in urban areas and need a broader array of supporting social services, making the Tulsa setting ideal.
- An urban setting in proximity to a teaching hospital will improve physician and skilled nursing recruitment.
- Joint OSU-VA hires are already underway, and efficiencies created with shared staff and services will greatly benefit Oklahoma veterans.

Economic, Education, and Healthcare Benefits



\$207 million capital project anchored by THREE dynamic healthcare facilities working in tandem to improve Tulsa healthcare and workforce

- ✓ Increased Access to Care
- ✓ Better Health and Mental Health Outcomes
- ✓ 100 More Residency Training Slots
- ✓ Increased Federal Dollars Flowing into Oklahoma
- ✓ More Jobs for Oklahomans
- ✓ Catalyst for Economic Development

HEALTH CENTER ECONOMIC IMPACT ON OKLAHOMA

\$231 million federal dollars immediate inflow into Oklahoma

\$353 million economic impact during construction

\$218 million economic impact recurring from ongoing operations

2,287 new jobs during construction

1,334 new jobs recurring from ongoing operations

CHIP-IN PUBLIC PRIVATE PARTNERSHIP

- Contract between Dept of Veterans Affairs and VHiT LLC

PLANNING TEAM

- OSU Medicine/OSUMA
- VHiT LLC/The Anne & Henry Zarrow Foundation
- Dept of Veterans Affairs

CRITICAL STAKEHOLDER SUPPORT

- Delegation: Sen. Inhofe, Sen Lankford
- Oklahoma Governor
- Oklahoma State Legislature
- Commissioners of the Land Office
- Office of Management and Enterprise Services
- Tulsa Chamber
- Mayor of Tulsa
- Tulsa City Council
- Private Donors
- East OK VA Health System
- Tulsa County

Structure | Development, Oversight and Ownership

VA Hospital

- Veterans Hospital in Tulsa Fund at TCF (501c3) holds \$10M in private support
 - State site transferred to OSU Regents
 - VHIT LLC leases site from OSU Regents (Gift in Place Agreement)
 - Manages planning and construction
-
- Executes Design Development Agreement with VA
 - Accounting, legal and all contracts
 - Upon completion, property and construction reverts to OSU Regents, and OSU Regents gifts to US Department of VA for onboarding (FFE).
 - VHIT LLC dissolves

CHIP-IN Act Advantages

FOR US DEPT VET AFFAIRS

- Public-Private Partnerships Popular
- Local Control = Better Pricing, Meeting Schedules
- Help with Backlog of VA Priority Builds
- Local Influence for Productive Partnerships (with Univ. Med Centers, Retail, Nonprofit Vet Supports)
- Local Political Influence and Credibility to Secure Private Funds and Better Site Location

FOR TULSA AND OKLAHOMA

- Cut in VA Priority Line (by 15-20 years)
- Community Control
 - Insider Site Selection
 - Community Eyes: Market, Pricing, Vendors
 - Knowledge of Regional Vendors
- Design Multiplier Effect with University
- OSU = faster treatment, more specialists, easier access for veterans

Projected Construction Timeline

- 2020 VA CHIP-IN Approval and Appropriation \$ Set
- 2021 August Design Development Agreement Final
October Demolition Begins
- 2022 Summer Construction Contract Bids
VHiT Construction Begins
- 2024 Fall Construction Completion
VA Onboarding



Exhibit H

Media Contacts

Hannah Jackson | hannah@schnake.com | 918.606.8721

Jane Braden | Jane@goodengroup.com | 405.818.1905

Veterans Hospital in Tulsa (VHiT LLC) Description

VHiT LLC is a nonprofit vehicle for the development and construction of a new \$130M, 58-bed, Veterans Hospital in Tulsa. It is owned and managed by The Anne and Henry Zarrow Foundation. The project itself is a three-way partnership among: 1) Oklahoma State University (OSU Regents, Oklahoma State University Center for Health Sciences, Oklahoma State Medical Authority and Trust), 2) VHiT LLC, and 3) the U.S. Department of Veterans Affairs. An array of supporting partners have played critical roles, including the State of Oklahoma (Governor's Office, Office of Management and Enterprise Services, State Legislature, Commissioners of the Land Office), the City of Tulsa and the Tulsa Chamber of Commerce. In addition, a number of private donors have invested funds in support of both the VA Hospital and the larger OSU Medical Campus Expansion.

Background and Timeline

- For years, Oklahoma's elected officials, namely Senator James Inhofe, have advocated for improvements in hospital care for Oklahoma veterans. In 2018 the US Department of Veterans Affairs acknowledged this need and posted specs for a new 58-bed medical-surgical hospital in Oklahoma.
- In December of 2018, Oklahoma State University Center for Health Sciences submitted a formal request to the US Department of Veterans Affairs Office of Construction and Facilities Management for a Partnership Opportunity via the CHIP IN for Veterans Act of 2016.
- The OSU application was accompanied by endorsements from Senator Inhofe, Senator Lankford, Rep. Hern, Rep. Mullin, as well as: 1) a commitment from the State of Oklahoma to transfer the Kerr-Edmondson Property to OSU/A&M Regents for the benefit of Oklahoma veterans and 2) a philanthropic commitment of \$10 million toward hospital construction.
- The OSU application made the case that repurposing the Kerr-Edmondson Buildings and property to serve Oklahoma veterans directly is not only a service to our veterans, but also meets a compelling State interest by leveraging the medical education resources of OSU Center for Health Sciences and the OSU Medical Center to expand dramatically the medical education opportunities for future Oklahoma physicians.
- In late 2019, the City of Tulsa approved \$8 million as part of the Improve Our Tulsa bond package for a 436-space parking structure on the Kerr-Edmondson site that will support the new Veterans Hospital in Tulsa.
- In February 2020, the FY 2021 Presidential Budget submitted to Congress included \$120 million in federal appropriation for construction of a Veterans Hospital in Tulsa (VHiT). Additional funds were also identified for equipping and staffing a new veterans hospital in Tulsa once constructed.



- In May of 2020, with the passing of HB4139, the Oklahoma Legislature formalized its commitment to transfer the Kerr-Edmondson property to the OSU/A&M Regents for the Oklahoma Veterans Inpatient Facility in Tulsa. Oklahoma Representative Kevin Wallace and Senator Roger Thompson were critical in vetting and advancing what the Veterans Administration accepted as a \$35 million State commitment to the project.
- In 2020, The Anne and Henry Zarrow Foundation of Tulsa, having completed a recent 300,000 SF non-profit real estate development on the site of the former Dollar Thrifty Plaza, agreed to formalize VHiT LLC for the purpose of developing the VA Hospital in Tulsa.
- The appropriation of \$120 million in federal funds was approved as part of the FY 21 Appropriations Bill in December 2020.
- The VHiT project will convert the Kerr-Edmondson Buildings, located at 7th and Houston across from the OSU Center for Health Sciences Medical Center, into a modern 275,000 square-foot, 58-bed medical-surgical hospital for veterans.
- Once VHiT LLC has overseen completed construction of the hospital in compliance with a VA contract, the property will be transferred from OSU/A&M Regents to the US Veterans Administration to be outfitted for operations.
- The hospital will be owned and operated by the U.S. Veterans Administration.
- Planning is now underway for the Jack C. Montgomery facility in Muskogee to be converted into a much-needed regional resource for behavioral health, rehabilitation, and potentially long-term care, for the veterans of Eastern Oklahoma and across the state.
- Preliminary planning for the Veterans Hospital in Tulsa was funded with private support to determine the hospital's space programming, structural integrity, VA compliance, and construction cost. This early work was conducted by Dewberry as well as exterior design and rendering work by GH2 Architects. RFPs will be issued for project architectural and construction work in 2021.
- The project is the result of a collaboration among the federal government, State of Oklahoma, City of Tulsa, private philanthropy, and Oklahoma State University, along with Oklahoma's United States Senators James Inhofe and James Lankford, Oklahoma United States House of Representative members Markwayne Mullin and Kevin Hern and the Eastern Oklahoma VA Healthcare System.



Veterans Hospital in Tulsa

ITEM 5 – Public Announcement of Project

- A. https://tulsaworld.com/news/local/massive-appropriations-bill-includes-120-million-for-tulsa-va-hospital/article_b6eb1e24-4a0c-11eb-9834-cb856c91683b.html



[Massive appropriations bill includes \\$120 million for Tulsa VA hospital](https://tulsaworld.com/news/local/massive-appropriations-bill-includes-120-million-for-tulsa-va-hospital/article_b6eb1e24-4a0c-11eb-9834-cb856c91683b.html)
tulsaworld.com

- B. https://tulsaworld.com/opinion/columnists/opinion-new-va-hospital-for-tulsa-fulfills-a-public-and-personal-mission/article_419a6c22-5a76-11eb-b860-a7b166bc1479.html



[article_419a6c22-5a76-11eb-b860-a7b166bc1479.html](https://tulsaworld.com/opinion/columnists/opinion-new-va-hospital-for-tulsa-fulfills-a-public-and-personal-mission/article_419a6c22-5a76-11eb-b860-a7b166bc1479.html)
tulsaworld.com

- C. https://tulsaworld.com/news/sen-inhofe-very-very-proud-of-progress-on-new-va-hospital-in-downtown-tulsa/article_09d89e12-6777-548d-bec8-3abe1fea76ae.html



[Sen. Inhofe 'very, very proud' of progress on new VA hospital in downtown Tulsa | Latest Headlines | tulsaworld.com](https://tulsaworld.com/news/sen-inhofe-very-very-proud-of-progress-on-new-va-hospital-in-downtown-tulsa/article_09d89e12-6777-548d-bec8-3abe1fea76ae.html)

President Bush, Steve Largent, center, and James Inhofe, R-Okla., left, laugh during a Steve Largent for Governor and James Inhofe for Senate Luncheon Thursday, Aug. 29, 2002, in Oklahoma City, Okla.
tulsaworld.com



Veterans Hospital in Tulsa

- D. https://tulsaworld.com/news/173-million-veterans-affairs-hospital-planned-for-downtown-tulsa/article_e124bf33-b11e-55e2-a660-ea320ab4452a.html



[§173 million Veterans Affairs hospital planned for downtown Tulsa | Latest Headlines | tulsaworld.com](https://tulsaworld.com/news/173-million-veterans-affairs-hospital-planned-for-downtown-tulsa/article_e124bf33-b11e-55e2-a660-ea320ab4452a.html)

As part of the plan, the Jack C. Montgomery Medical Center in Muskogee is scheduled to get a \$28 million makeover and transition to a behavioral health facility.
tulsaworld.com

- E. https://tulsaworld.com/news/local/wayne-greene-trump-includes-funding-for-a-new-tulsa-va-hospital-in-his-budget/article_0dae1e92-e011-583c-baf7-2c178bf30948.html



[Wayne Greene: Trump includes funding for a new Tulsa VA hospital in his budget | Local News | tulsaworld.com](https://tulsaworld.com/news/local/wayne-greene-trump-includes-funding-for-a-new-tulsa-va-hospital-in-his-budget/article_0dae1e92-e011-583c-baf7-2c178bf30948.html)

A new hospital would bring VA services to people who need it. U.S. Census figures for 2017 show Tulsa County had 38,794 veterans, 9,199 of whom had a service-related disability.
tulsaworld.com

https://tulsaworld.com/news/local/massive-appropriations-bill-includes-120-million-for-tulsa-va-hospital/article_b6eb1e24-4a0c-11eb-9834-cb856c91683b.html

Massive appropriations bill includes \$120 million for Tulsa VA hospital

Randy Krehbiel
Dec 29, 2020



A rendering shows plans for the Veterans Affairs hospital at Seventh Street and Houston Avenue in downtown Tulsa on the expanded OSU Medical Center Campus. The project will convert the existing Kerr-Edmondson buildings into a 275,000-square-foot, 58-bed hospital for veterans.

GH2 Architects, Provided

Randy Krehbiel

President Donald Trump's signature on the \$2.3 trillion appropriations and COVID relief package Sunday night signaled full speed ahead for Tulsa's new Veterans Affairs hospital.

The bill includes the federal government's full \$120 million commitment to the facility, which also includes participation by the state, city, local philanthropists and Oklahoma State University. The hospital will occupy the former Edmondson and Kerr state office buildings on the west side of downtown.

Plans call for those two buildings, which have already been transferred from the state to Oklahoma State University, to be renovated into a 58-bed medical-surgical hospital across the street from the OSU Medical Center.

In conjunction with the hospital's completion, the Jack Montgomery Veterans Affairs Medical Center in Muskogee will transition to an in-patient treatment center and outpatient clinic.

"This is the first step to modernizing veterans care in Eastern Oklahoma, and we will build upon it by developing a state-of-the-art behavioral health center in Muskogee while maintaining outpatient services," said U.S. Sen. Jim Inhofe, who has long advocated improved VA services in Tulsa and throughout the state.

Supporters of the VA reorganization in northeastern Oklahoma say two-thirds of those now receiving treatment in Muskogee live in the Tulsa metro area.

The federal funds approved this week will pay for most of the new hospital's construction, with another \$10 million from private philanthropy, led by the Anne and Henry Zarrow Foundation.

The city is contributing a 436-space parking structure financed through a 2019 bond issue.

Once completed, the hospital property will be transferred from OSU to the Department of Veterans Affairs and operated in cooperation with the OSU Medical Center and the OSU Center for Health Sciences.

"For OSU-CHS, it's been a great privilege to be part of this visionary project," said OSU-CHS President Kayse Shrum. "While caring for veterans is a top priority, the affiliation with the Veteran Affairs Hospital near our Tulsa campus will benefit our

students and residents tremendously and further enhance our medical school nationally.

“After years of hard work and relentless determination by many civic leaders in Tulsa and local, state, and federal elected officials, we have achieved one of the most significant milestones, the funding for this project. We look forward to the start of construction and the completion of the project,” Shrum said.

Featured video: The Tulsa World’s favorite photos of 2020

https://tulsaworld.com/opinion/columnists/opinion-new-va-hospital-for-tulsa-fulfills-a-public-and-personal-mission/article_419a6c22-5a76-11eb-b860-a7b166bc1479.html

Opinion: New VA hospital for Tulsa fulfills a public and personal mission

By Dr. Kayse Shrum
Jan 24, 2021



An architect's vision of the new Veterans Affairs hospital for downtown Tulsa

Used by permission GH2 Architecture

By Dr. Kayse Shrum

Earlier this month, Congress approved the final funding for a new veterans hospital, clearing the way for construction to soon begin on the downtown Tulsa center across from Oklahoma State University Medical Center campus and Cox

Business Center.

This is exciting news for our city, our veterans and for me personally.

Raised in the loving home of a proud combat veteran, I learned about honor, service and hard work from my father. I also learned about the personal sacrifices he and so many of our veterans made and the lifelong toll they must endure as a result of their service to our nation. Building a new veterans hospital in Tulsa is more than a construction project to me, it's a mission, a passion and a debt we must repay to these men and women who gave their youth, their vitality and their best to our country.

As every veteran will understand, the advancement of this new U.S. Veterans Affairs hospital has taken extraordinary community teamwork. The nonprofit entity that is developing and building the hospital, Veterans Hospital in Tulsa LLC, is owned and managed by The Anne and Henry Zarrow Foundation. This spring, we will announce the names of other generous, private donors whose contributions totaling \$10 million first qualified this project for consideration.

Oklahoma State University Center for Health Sciences is providing the core structure, facilities and eventually shared medical services. The state of Oklahoma and the city of Tulsa also played a pivotal role in bringing this project to fruition. The state contributed the existing Kerr-Edmondson Building and surrounding land at Seventh Street and Houston Avenue valued at \$35 million, and the city of Tulsa committed \$8 million toward a parking garage for the hospital.

Congress just approved \$120 million of the \$130 million it will take to convert the existing Kerr-Edmondson Building on our expanded OSU Medical Center campus. We are thankful to our U.S. senators, congressional representatives, governor, state legislators, mayor and local civic leaders who have tirelessly worked to make this project a reality.

The 58-bed medical-surgical hospital and 275,000-square-foot facility is the physical foundation upon which our community will build a new future for the care of veterans. The U.S. Department of Veterans Affairs will operate the hospital, but OSU is

committed to providing ongoing shared services to care for the veterans and, at the same time, provide a superior teaching opportunity for our medical students and residents. We anticipate joint physician appointments and the creation of up to 50 OSU-sponsored residency slots in a number of specialties to care for the veterans.

In Muskogee, the Jack C. Montgomery VA Medical Center will transition to focus on behavioral health, rehabilitation and long-term care. Construction on the downtown Tulsa facility is expected to last through 2023 when the VA can take over final outfitting to move toward opening in 2024.

Our goals are simple — provide veterans care closer to home, upgrade and expand the facilities available to all veterans in the northeast quadrant of Oklahoma, combine this care with teaching for medical students and ultimately, substantially improve the medical care our veterans deserve and receive.

Our heroes, including my father, have earned this gift from a grateful community.

Featured video:

Dr. Kayse Shrum, D.O., is president of OSU Center for Health Sciences.

https://tulsaworld.com/news/sen-inhofe-very-very-proud-of-progress-on-new-va-hospital-in-downtown-tulsa/article_09d89e12-6777-548d-bec8-3abe1fea76ae.html

Sen. Inhofe 'very, very proud' of progress on new VA hospital in downtown Tulsa

Randy Krehbiel
Aug 13, 2020



Sen. Jim Inhofe listens to a presentation about a planned VA hospital in downtown Tulsa on Wednesday.

IAN MAULE/Tulsa World

Ian Maule

Randy Krehbiel

he transformation of two state office buildings into a downtown Tulsa Veterans Affairs hospital is on track for an opening in 2024, U.S. Sen. Jim Inhofe was told Wednesday.

Inhofe was briefed by officials with the Oklahoma State University Center for Health Sciences and the Zarrow Foundation, which are spearheading the joint project.

“It’s coming together, and I’m very, very proud,” Inhofe said during the presentation.

“I’m a little bit selfish,” he said a few minutes later. “I want this to be an installation everybody looks at and says, ‘We want to be like they are in Tulsa.’ ”

The hospital will occupy what are now the connected Edmondson and Kerr buildings on Houston Avenue west of the Cox Business Convention Center. Renovation of those buildings and construction of a mental health hospital are expected to cost \$146 million, with \$120 million coming from the VA and \$26 million from private sources.

In addition, the state has donated the property, valued at \$35 million, and the city has promised to build an \$8 million parking facility.

Officials said Wednesday that construction could begin as early as next summer, depending on when the federal share of the funding is available. They expect construction to take about 18 months, with another year needed to equip and furnish the interior.

Zarrow Foundation Executive Director Bill Major said almost \$24 million of the \$26 million in private funds has been raised, and he expects the remainder to be pledged soon.

The Zarrow Foundation is managing the project through VHiT LLC, which was set up for that specific purpose. The facility will be turned over to the VA upon completion.

Johnny Stevens, senior vice president and chief operation officer of OSU-CHS, said the college has worked out a joint hiring arrangement to attract specialists who will serve on the staffs of both the medical school and the hospitals.

The VA will also have cooperative agreements with the OSU Medical Center located across Seventh Street with the new facilities.

As part of the reorganization of VA services in northeastern Oklahoma, the Jack Montgomery Medical Center in Muskogee is expected to become a residential substance abuse treatment and mental health facility.

Stevens said OSU-CHS will continue existing relationships with that hospital, including operation of its emergency room.

Featured video: Let's Talk Town Hall discusses the eviction crisis

https://tulsaworld.com/news/173-million-veterans-affairs-hospital-planned-for-downtown-tulsa/article_e124bf33-b11e-55e2-a660-ea320ab4452a.html

\$173 million Veterans Affairs hospital planned for downtown Tulsa

Randy Krehbiel
Feb 11, 2020



The proposed Tulsa Veterans Affairs hospital would occupy the Kerr-Edmondson state office complex on Houston Avenue. STEPHEN PINGRY/Tulsa World

STEPHEN PINGRY

Randy Krehbiel

A new downtown Tulsa Veterans Affairs hospital and a repurposing of the VA's Muskogee medical center are key components of a plan revealed Monday after President Donald Trump included \$120 million for the Tulsa facility in his budget.

The Tulsa hospital will occupy the Kerr-Edmondson state office complex on Houston Avenue between Third and Sixth streets and across Sixth from the Oklahoma State University Medical Center. Officials said the building will be completely renovated and additional space added. Plans call for the property to be transferred to the OSU regents and for the hospital to be part of the OSU Medical Center complex.

State workers now occupying the Kerr-Edmondson complex will be moved to new, undetermined locations.

The total cost of the project is \$173 million, with the balance to be contributed by state and local government and private donations.

Meanwhile, the Jack C. Montgomery Medical Center in Muskogee is scheduled to get a \$28 million makeover and transition to a behavioral health facility. Officials said the Muskogee center will be adding beds and that no job losses are expected.

The president's proposed budget is a long way from the spending authorization eventually approved by Congress, but officials said the project's inclusion makes funding likely.

Officials said they hope moving comprehensive medical care to Tulsa and associating with a medical school will help solve a long-standing problem at the Muskogee VA — an inability to recruit and retain specialty physicians.

The Tulsa undertaking involves participation by the state of Oklahoma, which is donating the property, as well as \$8 million in site preparation and parking improvements by the city of Tulsa and undisclosed assistance from the Anne and Henry Zarrow Foundation and the OSU Medical Foundation.

U.S. Sen. Jim Inhofe, R-Okla., said he's been determined to make drastic changes in the state's VA medical services since an unflattering 2015 story about the Oklahoma City and Muskogee VA hospitals was published.

"Getting to this point took years of effort at the federal, state, city and community levels," Inhofe said in a statement.

“Building a new hospital in Tulsa to serve a greater number of veterans in the region and installing a new behavioral health center in the Muskogee facility cements eastern Oklahoma’s importance to providing high-quality care for our veterans and addressing specialized care needs,” he said.

First District Congressman Kevin Hern praised Inhofe’s involvement as chairman of the Senate Armed Services Committee and promised to do his best to see the project funded.

“We have a tough hill to climb, but I’m ready to dig in and do the hard work of getting a budget through Congress,” said Hern, a member of the House Budget Committee.

Inhofe also praised Sen. James Lankford and 2nd District Congressman Markwayne Mullin, whose district includes Muskogee, for working together to assemble the proposed package.

59 downtown Tulsa development projects coming soon or recently completed

59 downtown Tulsa development projects coming soon or recently completed

Leadership Tulsa's downtown hub

https://tulsaworld.com/news/local/wayne-greene-trump-includes-funding-for-a-new-tulsa-va-hospital-in-his-budget/article_0dae1e92-e011-583c-baf7-2c178bf30948.html

Wayne Greene: Trump includes funding for a new Tulsa VA hospital in his budget

By Wayne Greene Editorial Pages Editor
Feb 16, 2020



The proposed Tulsa Veterans Affairs hospital would occupy the Kerr-Edmondson state office complex on Houston Avenue. STEPHEN PINGRY/Tulsa World

STEPHEN PINGRY

By Wayne Greene Editorial Pages Editor

Monday's announcement that a new \$173 million U.S. Veterans Affairs Hospital is part of President Donald Trump's proposed federal budget is big news for the city of Tulsa and the veterans of northeastern Oklahoma.

The proposed hospital would occupy the Kerr-Edmondson state office complex on Houston Avenue between Third and Sixth streets. Plans call for the building to be completely renovated and additional space added. The federal government would cover \$120 million of the project with the balance from local and state governments and philanthropic sources.

The site is across the street from Oklahoma State University Medical Center, and the hospital will be integrated into the OSU Medical Center complex.

As part of the plan, the Jack C. Montgomery VA Medical Center in Muskogee would receive a \$28 million makeover, re-emerging as a VA behavioral health facility. That's expected to result in more beds and no fewer jobs. It also will mean that a critical need for veterans care will be met better in northeastern Oklahoma.

The new Tulsa hospital will bring VA services to people who need it. U.S. Census figures for 2017 show Tulsa County had 38,794 veterans, 9,199 of whom had a service-related disability. Some 3,431 of those were rated at 70% disability or more. For many of those veterans, the 55-mile distance to Muskogee might as well be on the other side of the Earth. The solution is obvious: Instead of expecting the veterans to travel to the services, bring the services to the veterans.

Ground was broken last year on a 172,000-square-foot Tulsa VA clinic near 91st Street and South Mingo Road. The future Ernest Childers VA Health Care Center will offer primary care, specialty care, mental health, dental surgery and outpatient surgery starting next year, but that will still leave an in-patient service gap for local veterans, which the new hospital fills.

The old saying is that success has many fathers, but failure is an orphan. So too with new VA hospitals.

Word going around town is that the Anne and Henry Zarrow Foundation and Oklahoma State University were essential parts of Tulsa landing the VA hospital.

It's obvious that Gov. Kevin Stitt's office was in on the deal. The Kerr-Edmondson land transfer was disclosed in his budget documents.

There's little doubt that U.S. Sen. James Lankford, U.S. Rep. Kevin Hern and U.S. Rep. Markwayne Mullin all played important roles, and I suspect that U.S. Sen. Jim Inhofe — a veteran, a Tulsan, chairman of the Senate Armed Services Committee and a lifelong advocate for veterans — was especially critical in our congressional delegation's work on this one.

Inhofe and I disagree on a lot of things and occasionally he says and does things that make me cringe. But I've never doubted his commitment to using his office to improve life for the people of Oklahoma. Our state has sent others to Congress who didn't think bringing bigger and better government services to Oklahoma was part of their job. Not Inhofe. Without him, I doubt Interstate 44 would have been widened through Tulsa or that there ever would have been federal funding to get people out of the Tar Creek Superfund site.

In the news release announcing the VA plan, Inhofe remembered how national headlines about troubled VA care in Oklahoma spurred him to action.

"I will never forget the **USA Today headline from 2015** — the one that outlined how we were falling short in taking care of our veterans in Oklahoma," Inhofe said.

The newspaper reported that rates of in-hospital complications and adverse events following surgeries and procedures at the VA medical center in Oklahoma City were among the highest of VA facilities across the nation. The facility had had five directors in three years and was awaiting the appointment of a sixth. The VA's performance ratings gave the hospital one star out of five.

The story included the unforgettable picture of Tulsan George Purifoy, who was missing most of his nose and front teeth and suffered from debilitating pain. He had complained of severe pain after radiation therapy damaged the bone under his nose, but VA clinicians in Muskogee and Tulsa thought it was a dental problem and sent him for root canals and other procedures, the newspaper reported.

Inhofe didn't dismiss the USA Today stories as false news. Instead, he got busy.

“I’ve passed laws to change the policies that enabled the bad behavior,” Inhofe said. “I’ve increased accountability at our facilities, including having outside auditors evaluate the facilities.”

The facility under construction in southeast Tulsa and the one planned for downtown are the biggest steps in that process.

Inclusion of the Tulsa veterans hospital in the president’s budget doesn’t mean that the project will happen. It still has to go through congressional authorization and appropriations processes, but we’re a lot closer to this important goal today than we were a week ago, and no one should doubt that Inhofe will be riding herd on the process until it’s done.

Featured video



DEPARTMENT OF VETERANS AFFAIRS
Office of Construction & Facilities Management
Washington DC 20420

September 21, 2021

Alabama-Quassarte Tribal Town
Ben Yahola, Tribal Historic Preservation Officer
PO Box 187
Wetumka, OK 74883
Ben.Yahola@alabama-quassarte.org, aqhpo@mail.com

SUBJECT: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Dear Mr. Yahola:

U.S. Department of Veterans Affairs (VA) in collaboration with the Veterans Hospital in Tulsa (VHiT) donor group, which consists of members from the Anne and Henry Zarrow Foundation and Oklahoma State University (OSU), has initiated consultation for the renovation of OSU's building located at 440 S. Houston, Tulsa, OK 74127, pursuant to Section 106 of the National Historic Preservation Act (54 USC 306108.) VA invites the Alabama-Quassarte Tribal Town to participate in the review process.

Undertaking

VA has been authorized for donors to contribute real property that includes a constructed facility or construction on VA site through the Communities Helping Invest through Property and Improvements Needed (CHIP-IN) for Veterans Act of 2016. Specific to this Tulsa, OK, project, VA received a proposal from The Board of Regents for the Oklahoma Agricultural and Mechanical Colleges (Oklahoma State University (OSU)/A&M Regents) to donate a site with a building that will be renovated to support the Muskogee VA Medical Center's inpatient medical and surgical bed requirements. VA is also contributing \$120 million of appropriations to allow this project to proceed.

VA and VHiT have signed the Development and Design Agreement, which allows VHiT to begin the design and renovation of this building based on VA's requirements with VA serving in an oversight role. At completion of the renovation, they will transfer the rights of the building and property to VA.

Even though OSU maintains control of the building until the transfer, due to the federal funding contribution, we recognize this project as a federal undertaking subject to consultation under Section 106 of the NHPA.

Coordination with Environmental Review

With VA's oversight, VHiT is analyzing environmental impacts for this renovation project and will prepare an Environmental Assessment (EA) in compliance with the National Environmental

Page 2

Subject: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Policy Act (NEPA). The final EA will reference the outcome of this Section 106 consultation.

Area of Potential Effect

VA has determined the Area of Potential Effects (APE) as the property surrounding the site of this OSU building.

Identification of Historic Properties

VHiT has conducted an analysis of this building in collaboration with the OK State Historic Preservation Office (SHPO), see Attachment 1. They found the property is individually eligible for the National Register of Historic Places under Criterion A for Politics/ Government and Criterion C for Architecture. The OK SHPO reviewed the report, agreed that the property is eligible for the National Register, agreed that the project will have an adverse effect on the historic property, and noted mitigation efforts will be required, see Attachment 2.

Assessment of Adverse Effect


Due to the nature of the renovation and OK's SHPO review, VA and VHiT agree that the undertaking will result in adverse effects to this historic property and will continue consultation with consulting parties to resolve these during design.

VA requests that the Alabama-Quassarte Tribal Town reply to this invitation indicating if it would like to participate as a consulting party in this ongoing federal review of the proposed undertaking.

If you have any questions, please contact Brandi Stockstill at (202) 329-6538, or via email at brandilyne.stockstill@va.gov.

Sincerely,

Scott P. MacRae
1740501

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MacRae 1740501
Date: 2021.09.21 09:58:38 -04'00'

Scott MacRae
Acting Associate Executive Director
Office of Real Property

Attachments



DEPARTMENT OF VETERANS AFFAIRS
Office of Construction & Facilities Management
Washington DC 20420

September 21, 2021

Apache Tribe of Oklahoma
Bobby Komardley, Chairman
PO Box 1330
Anadarko, OK 73005
bkomardley@outlook.com

SUBJECT: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Dear Mr. Komardley:

U.S. Department of Veterans Affairs (VA) in collaboration with the Veterans Hospital in Tulsa (VHiT) donor group, which consists of members from the Anne and Henry Zarrow Foundation and Oklahoma State University (OSU), has initiated consultation for the renovation of OSU's building located at 440 S. Houston, Tulsa, OK 74127, pursuant to Section 106 of the National Historic Preservation Act (54 USC 306108.) VA invites the Apache Tribe of Oklahoma to participate in the review process.

Undertaking

VA has been authorized for donors to contribute real property that includes a constructed facility or construction on VA site through the Communities Helping Invest through Property and Improvements Needed (CHIP-IN) for Veterans Act of 2016. Specific to this Tulsa, OK, project, VA received a proposal from The Board of Regents for the Oklahoma Agricultural and Mechanical Colleges (Oklahoma State University (OSU)/A&M Regents) to donate a site with a building that will be renovated to support the Muskogee VA Medical Center's inpatient medical and surgical bed requirements. VA is also contributing \$120 million of appropriations to allow this project to proceed.

VA and VHiT have signed the Development and Design Agreement, which allows VHiT to begin the design and renovation of this building based on VA's requirements with VA serving in an oversight role. At completion of the renovation, they will transfer the rights of the building and property to VA.

Even though OSU maintains control of the building until the transfer, due to the federal funding contribution, we recognize this project as a federal undertaking subject to consultation under Section 106 of the NHPA.

Coordination with Environmental Review

With VA's oversight, VHiT is analyzing environmental impacts for this renovation project and will prepare an Environmental Assessment (EA) in compliance with the National Environmental

Page 2

Subject: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Policy Act (NEPA). The final EA will reference the outcome of this Section 106 consultation.

Area of Potential Effect

VA has determined the Area of Potential Effects (APE) as the property surrounding the site of this OSU building.

Identification of Historic Properties

VHiT has conducted an analysis of this building in collaboration with the OK State Historic Preservation Office (SHPO), see Attachment 1. They found the property is individually eligible for the National Register of Historic Places under Criterion A for Politics/ Government and Criterion C for Architecture. The OK SHPO reviewed the report, agreed that the property is eligible for the National Register, agreed that the project will have an adverse effect on the historic property, and noted mitigation efforts will be required, see Attachment 2.

Assessment of Adverse Effect

Due to the nature of the renovation and OK's SHPO review, VA and VHiT agree that the undertaking will result in adverse effects to this historic property and will continue consultation with consulting parties to resolve these during design.

VA requests that the Apache Tribe of Oklahoma reply to this invitation indicating if it would like to participate as a consulting party in this ongoing federal review of the proposed undertaking.

If you have any questions, please contact Brandi Stockstill at (202) 329-6538, or via email at brandilyne.stockstill@va.gov.

Sincerely,

Scott P. MacRae
1740501

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Date: 2021.09.21 10:22:40
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Scott MacRae
Acting Associate Executive Director
Office of Real Property

Attachments



DEPARTMENT OF VETERANS AFFAIRS
Office of Construction & Facilities Management
Washington DC 20420

September 21, 2021

Cherokee Nation
Elizabeth Toombs, Tribal Historic Preservation Officer
PO Box 948
Tahlequah, OK 74465
elizabeth-toombs@cherokee.org

SUBJECT: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Dear Ms. Toombs:

U.S. Department of Veterans Affairs (VA) in collaboration with the Veterans Hospital in Tulsa (VHiT) donor group, which consists of members from the Anne and Henry Zarrow Foundation and Oklahoma State University (OSU), has initiated consultation for the renovation of OSU's building located at 440 S. Houston, Tulsa, OK 74127, pursuant to Section 106 of the National Historic Preservation Act (54 USC 306108.) VA invites the Cherokee Nation to participate in the review process.

Undertaking

VA has been authorized for donors to contribute real property that includes a constructed facility or construction on VA site through the Communities Helping Invest through Property and Improvements Needed (CHIP-IN) for Veterans Act of 2016. Specific to this Tulsa, OK, project, VA received a proposal from The Board of Regents for the Oklahoma Agricultural and Mechanical Colleges (Oklahoma State University (OSU)/A&M Regents) to donate a site with a building that will be renovated to support the Muskogee VA Medical Center's inpatient medical and surgical bed requirements. VA is also contributing \$120 million of appropriations to allow this project to proceed.

VA and VHiT have signed the Development and Design Agreement, which allows VHiT to begin the design and renovation of this building based on VA's requirements with VA serving in an oversight role. At completion of the renovation, they will transfer the rights of the building and property to VA.

Even though OSU maintains control of the building until the transfer, due to the federal funding contribution, we recognize this project as a federal undertaking subject to consultation under Section 106 of the NHPA.

Coordination with Environmental Review

With VA's oversight, VHiT is analyzing environmental impacts for this renovation project and will prepare an Environmental Assessment (EA) in compliance with the National Environmental

Page 2

Subject: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Policy Act (NEPA). The final EA will reference the outcome of this Section 106 consultation.

Area of Potential Effect

VA has determined the Area of Potential Effects (APE) as the property surrounding the site of this OSU building.

Identification of Historic Properties

VHiT has conducted an analysis of this building in collaboration with the OK State Historic Preservation Office (SHPO), see Attachment 1. They found the property is individually eligible for the National Register of Historic Places under Criterion A for Politics/ Government and Criterion C for Architecture. The OK SHPO reviewed the report, agreed that the property is eligible for the National Register, agreed that the project will have an adverse effect on the historic property, and noted mitigation efforts will be required, see Attachment 2.

Assessment of Adverse Effect


Due to the nature of the renovation and OK's SHPO review, VA and VHiT agree that the undertaking will result in adverse effects to this historic property and will continue consultation with consulting parties to resolve these during design.

VA requests that the Cherokee Nation reply to this invitation indicating if it would like to participate as a consulting party in this ongoing federal review of the proposed undertaking.

If you have any questions, please contact Brandi Stockstill at (202) 329-6538, or via email at brandilyne.stockstill@va.gov.

Sincerely,

Scott P. MacRae
1740501

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MacRae 1740501
Date: 2021.09.21 10:23:43 -04'00'

Scott MacRae
Acting Associate Executive Director
Office of Real Property

Attachments



DEPARTMENT OF VETERANS AFFAIRS
Office of Construction & Facilities Management
Washington DC 20420

September 21, 2021

Cheyenne and Arapaho Tribes, Oklahoma
Max Bear, Tribal Historic Preservation Officer
700 Black Kettle Blvd
Concho, OK 73022
mbear@c-a-tribes.org; Mbear@cheyenneandapaho-nsn.gov

SUBJECT: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Dear Mr. Bear:

U.S. Department of Veterans Affairs (VA) in collaboration with the Veterans Hospital in Tulsa (VHiT) donor group, which consists of members from the Anne and Henry Zarrow Foundation and Oklahoma State University (OSU), has initiated consultation for the renovation of OSU's building located at 440 S. Houston, Tulsa, OK 74127, pursuant to Section 106 of the National Historic Preservation Act (54 USC 306108.) VA invites the Cheyenne and Arapaho Tribes, Oklahoma, to participate in the review process.

Undertaking

VA has been authorized for donors to contribute real property that includes a constructed facility or construction on VA site through the Communities Helping Invest through Property and Improvements Needed (CHIP-IN) for Veterans Act of 2016. Specific to this Tulsa, OK, project, VA received a proposal from The Board of Regents for the Oklahoma Agricultural and Mechanical Colleges (Oklahoma State University (OSU)/A&M Regents) to donate a site with a building that will be renovated to support the Muskogee VA Medical Center's inpatient medical and surgical bed requirements. VA is also contributing \$120 million of appropriations to allow this project to proceed.

VA and VHiT have signed the Development and Design Agreement, which allows VHiT to begin the design and renovation of this building based on VA's requirements with VA serving in an oversight role. At completion of the renovation, they will transfer the rights of the building and property to VA.

Even though OSU maintains control of the building until the transfer, due to the federal funding contribution, we recognize this project as a federal undertaking subject to consultation under Section 106 of the NHPA.

Coordination with Environmental Review

With VA's oversight, VHiT is analyzing environmental impacts for this renovation project and will prepare an Environmental Assessment (EA) in compliance with the National Environmental

Page 2

Subject: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Policy Act (NEPA). The final EA will reference the outcome of this Section 106 consultation.

Area of Potential Effect

VA has determined the Area of Potential Effects (APE) as the property surrounding the site of this OSU building.

Identification of Historic Properties

VHiT has conducted an analysis of this building in collaboration with the OK State Historic Preservation Office (SHPO), see Attachment 1. They found the property is individually eligible for the National Register of Historic Places under Criterion A for Politics/ Government and Criterion C for Architecture. The OK SHPO reviewed the report, agreed that the property is eligible for the National Register, agreed that the project will have an adverse effect on the historic property, and noted mitigation efforts will be required, see Attachment 2.

Assessment of Adverse Effect

Due to the nature of the renovation and OK's SHPO review, VA and VHiT agree that the undertaking will result in adverse effects to this historic property and will continue consultation with consulting parties to resolve these during design.

VA requests that the Cheyenne and Arapaho Tribes, Oklahoma, reply to this invitation indicating if it would like to participate as a consulting party in this ongoing federal review of the proposed undertaking.

If you have any questions, please contact Brandi Stockstill at (202) 329-6538, or via email at brandilyne.stockstill@va.gov.

Sincerely,

Scott P. MacRae
1740501

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Date: 2021.09.21 10:24:37 -04'00'

Scott MacRae
Acting Associate Executive Director
Office of Real Property

Attachments



DEPARTMENT OF VETERANS AFFAIRS
Office of Construction & Facilities Management
Washington DC 20420

September 21, 2021

Delaware Tribe of Indians
Susan Bachor, Tribal Historic Preservation Officer
1 Kellog Circle
Emporia, KS 66801
sbachor@delawaretribe.org

SUBJECT: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Dear Ms. Bachor:

U.S. Department of Veterans Affairs (VA) in collaboration with the Veterans Hospital in Tulsa (VHiT) donor group, which consists of members from the Anne and Henry Zarrow Foundation and Oklahoma State University (OSU), has initiated consultation for the renovation of OSU's building located at 440 S. Houston, Tulsa, OK 74127, pursuant to Section 106 of the National Historic Preservation Act (54 USC 306108.) VA invites the Delaware Tribe of Indians to participate in the review process.

Undertaking

VA has been authorized for donors to contribute real property that includes a constructed facility or construction on VA site through the Communities Helping Invest through Property and Improvements Needed (CHIP-IN) for Veterans Act of 2016. Specific to this Tulsa, OK, project, VA received a proposal from The Board of Regents for the Oklahoma Agricultural and Mechanical Colleges (Oklahoma State University (OSU)/A&M Regents) to donate a site with a building that will be renovated to support the Muskogee VA Medical Center's inpatient medical and surgical bed requirements. VA is also contributing \$120 million of appropriations to allow this project to proceed.

VA and VHiT have signed the Development and Design Agreement, which allows VHiT to begin the design and renovation of this building based on VA's requirements with VA serving in an oversight role. At completion of the renovation, they will transfer the rights of the building and property to VA.

Even though OSU maintains control of the building until the transfer, due to the federal funding contribution, we recognize this project as a federal undertaking subject to consultation under Section 106 of the NHPA.

Coordination with Environmental Review

With VA's oversight, VHiT is analyzing environmental impacts for this renovation project and will prepare an Environmental Assessment (EA) in compliance with the National Environmental

Page 2

Subject: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Policy Act (NEPA). The final EA will reference the outcome of this Section 106 consultation.

Area of Potential Effect

VA has determined the Area of Potential Effects (APE) as the property surrounding the site of this OSU building.

Identification of Historic Properties

VHiT has conducted an analysis of this building in collaboration with the OK State Historic Preservation Office (SHPO), see Attachment 1. They found the property is individually eligible for the National Register of Historic Places under Criterion A for Politics/ Government and Criterion C for Architecture. The OK SHPO reviewed the report, agreed that the property is eligible for the National Register, agreed that the project will have an adverse effect on the historic property, and noted mitigation efforts will be required, see Attachment 2.

Assessment of Adverse Effect


Due to the nature of the renovation and OK's SHPO review, VA and VHiT agree that the undertaking will result in adverse effects to this historic property and will continue consultation with consulting parties to resolve these during design.

VA requests that the Delaware Tribe of Indians reply to this invitation indicating if it would like to participate as a consulting party in this ongoing federal review of the proposed undertaking.

If you have any questions, please contact Brandi Stockstill at (202) 329-6538, or via email at brandilyne.stockstill@va.gov.

Sincerely,

Scott P. MacRae
1740501

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Date: 2021.09.21 10:25:28 -04'00'

Scott MacRae
Acting Associate Executive Director
Office of Real Property

Attachments



DEPARTMENT OF VETERANS AFFAIRS
Office of Construction & Facilities Management
Washington DC 20420

November 1, 2021

Delaware Tribe of Indians
Larry Heady, Tribal Historic Preservation Officer
125 Dorry Lane
Grants Pass, OR 97527
lheady@delawaretribe.org

SUBJECT: Response to Delaware Tribe of Indians' National Historic Preservation Act Section 106 Consultation Response: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Dear Mr. Heady:

The U.S. Department of Veterans Affairs (VA) appreciates the September 27, 2021 response of the Delaware Tribe of Indians to our initiation of National Historic Preservation Act (NHPA) consultation for a planned Veterans inpatient facility undertaking in Tulsa County Oklahoma (Tulsa CHIP-IN Project).

VA recognizes and respects the unique relationship between the Federal Government and Tribal Nations. As is our responsibility, we initiated consultation with the Delaware Tribe of Indians and other Tribal Nations on September 21, 2021. Our understanding from your letter is that the Delaware Tribe of Indians will not be a consulting party for this undertaking.

VA is coordinating NHPA compliance for the Tulsa CHIP-IN Project with our non-Federal partner, Veterans Hospital in Tulsa (VHiT). Although we authorized VHiT to gather information to identify and evaluate historic properties, and to work with consulting parties to assess effects, VA did not delegate its responsibility to consult with Tribal Nations. We apologize for any confusion over the role of VHiT and extent of actions VA authorized it to take in support of consultation.

In light of the *McGirt v. Oklahoma* decision by the U.S. Supreme Court, VA sought clarification from the Advisory Council on Historic Preservation (ACHP) on whether a State Historic Preservation Office (SHPO) retained any NHPA responsibilities on Tribal Land or if Tribal Nations immediately assumed these responsibilities. ACHP indicated that it has not been notified by the National Park Service (NPS) of the Muscogee Tribal Historic Preservation Officer (THPO) expanding its NHPA jurisdiction to the additional Tribal Lands in place of the OK SHPO. Therefore, VA intends to continue consultation with the Muscogee Nation and OK SHPO for this undertaking.

Page 2


Subject: Response to Delaware Tribe of Indians' National Historic Preservation Act Section 106 Consultation Response: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

VA identified the Delaware Tribe of Indians for NHPA consultation as 1 of 8 Tribal Nations having indicated Tulsa County Oklahoma as an area of interest in the Tribal Directory Assessment Tool (TDAT) database hosted by the U.S. Department of Housing and Urban Development (HUD). Updating your information in TDAT may deter future Federal agency invitations to consult for undertakings in Tulsa County (or other areas within the exterior boundaries of the Muscogee reservation).

If you have any questions, please contact Brandi Stockstill at (202) 329-6538, or via email at brandilyne.stockstill@va.gov.

Sincerely,

MITCHELLE ORTIZ
196203

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Date: 2021.11.01 15:07:26 -04'00'

Mitch Ortiz, P.E.
Acting Associate Executive Director
Office of Real Property

CC: Turner W. Hunt, Muscogee Nation, Archaeological Technician,
thunt@muscogeenation.com



DEPARTMENT OF VETERANS AFFAIRS
Office of Construction & Facilities Management
Washington DC 20420

September 21, 2021

Muscogee (Creek) Nation
Corain Lowe-Zepeda, Tribal Historic Preservation Officer
PO Box 580
Okmulgee, OK 74447
section106@mcn-nsn.gov

SUBJECT: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Dear Ms. Lowe-Zepeda:

As you became aware on September 10, 2021, U.S. Department of Veterans Affairs (VA) in collaboration with the Veterans Hospital in Tulsa (VHiT) donor group, which consists of members from the Anne and Henry Zarrow Foundation and Oklahoma State University (OSU), has initiated consultation for the renovation of OSU's building located at 440 S. Houston, Tulsa, OK 74127, pursuant to Section 106 of the National Historic Preservation Act (54 USC 306108.) We understand that the Oklahoma State Historic Preservation Office (SHPO) consults with the State tribes to participate in the review process. From a federal perspective, VA also invites the Muscogee (Creek) Nation to participate in the review process.

Undertaking

VA has been authorized for donors to contribute real property that includes a constructed facility or construction on VA site through the Communities Helping Invest through Property and Improvements Needed (CHIP-IN) for Veterans Act of 2016. Specific to this Tulsa, OK, project, VA received a proposal from The Board of Regents for the Oklahoma Agricultural and Mechanical Colleges (Oklahoma State University (OSU)/A&M Regents) to donate a site with a building that will be renovated to support the Muskogee VA Medical Center's inpatient medical and surgical bed requirements. VA is also contributing \$120 million of appropriations to allow this project to proceed.

VA and VHiT have signed the Development and Design Agreement, which allows VHiT to begin the design and renovation of this building based on VA's requirements with VA serving in an oversight role. At completion of the renovation, they will transfer the rights of the building and property to VA.

Even though OSU maintains control of the building until the transfer, due to the federal funding contribution, we recognize this project as a federal undertaking subject to consultation under Section 106 of the NHPA.

Page 2

Subject: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Coordination with Environmental Review

With VA's oversight, VHiT is analyzing environmental impacts for this renovation project and will prepare an Environmental Assessment (EA) in compliance with the National Environmental Policy Act (NEPA). The final EA will reference the outcome of this Section 106 consultation.

Area of Potential Effect

VA has determined the Area of Potential Effects (APE) as the property surrounding the site of this OSU building.

Identification of Historic Properties

VHiT has conducted an analysis of this building in collaboration with the OK SHPO, see Attachment 1. They found the property is individually eligible for the National Register of Historic Places under Criterion A for Politics/ Government and Criterion C for Architecture. The OK SHPO reviewed the report, agreed that the property is eligible for the National Register, agreed that the project will have an adverse effect on the historic property, and noted mitigation efforts will be required, see Attachment 2.

Assessment of Adverse Effect

Due to the nature of the renovation and OK's SHPO review, VA and VHiT agree that the undertaking will result in adverse effects to this historic property and will continue consultation with consulting parties to resolve these during design.

VA requests that the Muscogee (Creek) Nation reply to this invitation indicating if it would like to participate as a consulting party in this ongoing federal review of the proposed undertaking.

If you have any questions, please contact Brandi Stockstill at (202) 329-6538, or via email at brandilyne.stockstill@va.gov.

Sincerely,

Scott P. MacRae
1740501

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MacRae 1740501
Date: 2021.09.21 10:26:32 -04'00'

Scott MacRae
Acting Associate Executive Director
Office of Real Property

Attachments



DEPARTMENT OF VETERANS AFFAIRS
Office of Construction & Facilities Management
Washington DC 20420

November 1, 2021

Muscogee (Creek) Nation

Turner Hunt, Archaeological Technician, Historic and Cultural Preservation Department
PO Box 580

Okmulgee, OK 74447

thunt@muscogeenation.com

SUBJECT: Response to Muscogee Nation's National Historic Preservation Act Section 106 Consultation Response: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Dear Mr. Hunt:

The U.S. Department of Veterans Affairs (VA) appreciates the October 7, 2021 response of the Muscogee Nation Historic and Cultural Preservation Department (HCPD) to our initiation of National Historic Preservation Act (NHPA) consultation for a planned Veterans inpatient facility undertaking in Tulsa (Tulsa CHIP-IN Project) and your support of enhanced care and facilities for Veterans.

VA recognizes and respects the unique relationship between the Federal Government and Tribal Nations. As is our responsibility, we initiated consultation with the Muscogee Nation on September 21, 2021, and acknowledge you as an important consulting party.

VA is coordinating NHPA compliance for the Tulsa CHIP-IN Project with our non-Federal partner, Veterans Hospital in Tulsa (VHiT). On June 22, 2021, we authorized Veterans Hospital in Tulsa (VHiT) to gather information to identify and evaluate historic properties and to work with consulting parties to assess effects.

Based on its discussions with the Oklahoma State Historic Preservation Office (SHPO), VHiT communicated with the Muscogee Nation about information it had collected regarding historic properties and likely project impacts to such property from the Tulsa CHIP-IN Project. This occurred prior to VA initiating NHPA consultation with you. We apologize for this misstep and any resulting confusion over the role of VHiT and extent of actions VA authorized it to take in support of consultation. VA did not delegate its responsibility to consult with Tribal Nations to VHiT.

Page 2

Subject: Response to Muscogee Nation's National Historic Preservation Act Section 106 Consultation Response: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

In light of the *McGirt v. Oklahoma* decision by the U.S. Supreme Court, VA sought clarification from the Advisory Council on Historic Preservation (ACHP) on whether a SHPO retained any NHPA responsibilities on Tribal Land or if Tribal Nations immediately assumed these responsibilities. ACHP indicated it has not been notified by the National Park Service (NPS) of the Muscogee Nation expanding its NHPA jurisdiction to the additional Tribal Lands – please advise whether the Muscogee Nation HCPD has assumed the functions of the OK SHPO in the Section 106 process for undertakings on the additional Tribal Lands and whether we should exclude the OK SHPO from further consultation.

Based on concurrence from the Muscogee Nation HCPD (along with that of the OK SHPO) with VA's finding of an adverse effect to a historic property and our current understanding of jurisdictions, VA anticipates executing a memorandum of agreement (MOA) with the Muscogee Nation, OK SHPO and VHiT to resolve the adverse effect of the Tulsa CHIP-IN Project.

VA appreciates the Muscogee Nation's offer to quickly respond to a request to allow VHiT to consult on behalf of VA; however, as there is an adverse effect and the Muscogee Nation is involved in the consultation, VA will lead negotiation of the MOA. VA has been coordinating with VHiT on suggestions for mitigation as VHiT is managing the overall construction project and will carry out agreed upon NHPA measures. VA will soon share a draft MOA with proposed mitigation for consideration by all parties.

If you have any questions, please contact Brandi Stockstill at (202) 329-6538, or via email at brandilyne.stockstill@va.gov.

Sincerely,

MITCHELLE ORTIZ
196203

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Date: 2021.11.01 15:07:44 -04'00'

Mitch Ortiz, P.E.
Acting Associate Executive Director
Office of Real Property

CC: Lynda Ozan, OK SHPO, lozan@okhistory.org
Courtney Knoblock, VHiT LLC, cknoblock@zarrow.org



DEPARTMENT OF VETERANS AFFAIRS
Office of Construction & Facilities Management
Washington DC 20420

September 21, 2021

Osage Nation

Dr. Andrea A. Hunter, Director and Tribal Historic Preservation Officer

627 Grandview Avenue

Pawhuska, OK 74056

cneff@osagenation-nsn.gov; jess.hendrix@osagenation-nsn.gov

SUBJECT: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Dear Dr. Hunter:

U.S. Department of Veterans Affairs (VA) in collaboration with the Veterans Hospital in Tulsa (VHiT) donor group, which consists of members from the Anne and Henry Zarrow Foundation and Oklahoma State University (OSU), has initiated consultation for the renovation of OSU's building located at 440 S. Houston, Tulsa, OK 74127, pursuant to Section 106 of the National Historic Preservation Act (54 USC 306108.) VA invites the Osage Nation to participate in the review process.

Undertaking

VA has been authorized for donors to contribute real property that includes a constructed facility or construction on VA site through the Communities Helping Invest through Property and Improvements Needed (CHIP-IN) for Veterans Act of 2016. Specific to this Tulsa, OK, project, VA received a proposal from The Board of Regents for the Oklahoma Agricultural and Mechanical Colleges (Oklahoma State University (OSU)/A&M Regents) to donate a site with a building that will be renovated to support the Muskogee VA Medical Center's inpatient medical and surgical bed requirements. VA is also contributing \$120 million of appropriations to allow this project to proceed.

VA and VHiT have signed the Development and Design Agreement, which allows VHiT to begin the design and renovation of this building based on VA's requirements with VA serving in an oversight role. At completion of the renovation, they will transfer the rights of the building and property to VA.

Even though OSU maintains control of the building until the transfer, due to the federal funding contribution, we recognize this project as a federal undertaking subject to consultation under Section 106 of the NHPA.

Coordination with Environmental Review

With VA's oversight, VHiT is analyzing environmental impacts for this renovation project and will prepare an Environmental Assessment (EA) in compliance with the National Environmental

Page 2

Subject: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Policy Act (NEPA). The final EA will reference the outcome of this Section 106 consultation.

Area of Potential Effect

VA has determined the Area of Potential Effects (APE) as the property surrounding the site of this OSU building.

Identification of Historic Properties

VHiT has conducted an analysis of this building in collaboration with the OK State Historic Preservation Office (SHPO), see Attachment 1. They found the property is individually eligible for the National Register of Historic Places under Criterion A for Politics/ Government and Criterion C for Architecture. The OK SHPO reviewed the report, agreed that the property is eligible for the National Register, agreed that the project will have an adverse effect on the historic property, and noted mitigation efforts will be required, see Attachment 2.

Assessment of Adverse Effect


Due to the nature of the renovation and OK's SHPO review, VA and VHiT agree that the undertaking will result in adverse effects to this historic property and will continue consultation with consulting parties to resolve these during design.

VA requests that the Osage Nation reply to this invitation indicating if it would like to participate as a consulting party in this ongoing federal review of the proposed undertaking.

If you have any questions, please contact Brandi Stockstill at (202) 329-6538, or via email at brandilyne.stockstill@va.gov.

Sincerely,

Scott P. MacRae
1740501

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Date: 2021.09.21 10:27:28 -04'00'

Scott MacRae
Acting Associate Executive Director
Office of Real Property

Attachments



DEPARTMENT OF VETERANS AFFAIRS
Office of Construction & Facilities Management
Washington DC 20420

September 21, 2021

Wichita and Affiliated Tribes (Wichita, Keechi, Waco & Tawakonie), Oklahoma
Robin Williams, Tribal Historic Preservation Officer
PO Box 729
Anadarko, OK 73005
THPO@wichitatribe.com

SUBJECT: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Dear Ms. Williams:

U.S. Department of Veterans Affairs (VA) in collaboration with the Veterans Hospital in Tulsa (VHiT) donor group, which consists of members from the Anne and Henry Zarrow Foundation and Oklahoma State University (OSU), has initiated consultation for the renovation of OSU's building located at 440 S. Houston, Tulsa, OK 74127, pursuant to Section 106 of the National Historic Preservation Act (54 USC 306108.) VA invites the Wichita and Affiliated Tribes (Wichita, Keechi, Waco & Tawakonie), Oklahoma, to participate in the review process.

Undertaking

VA has been authorized for donors to contribute real property that includes a constructed facility or construction on VA site through the Communities Helping Invest through Property and Improvements Needed (CHIP-IN) for Veterans Act of 2016. Specific to this Tulsa, OK, project, VA received a proposal from The Board of Regents for the Oklahoma Agricultural and Mechanical Colleges (Oklahoma State University (OSU)/A&M Regents) to donate a site with a building that will be renovated to support the Muskogee VA Medical Center's inpatient medical and surgical bed requirements. VA is also contributing \$120 million of appropriations to allow this project to proceed.

VA and VHiT have signed the Development and Design Agreement, which allows VHiT to begin the design and renovation of this building based on VA's requirements with VA serving in an oversight role. At completion of the renovation, they will transfer the rights of the building and property to VA.

Even though OSU maintains control of the building until the transfer, due to the federal funding contribution, we recognize this project as a federal undertaking subject to consultation under Section 106 of the NHPA.

Coordination with Environmental Review

With VA's oversight, VHiT is analyzing environmental impacts for this renovation project and will prepare an Environmental Assessment (EA) in compliance with the National Environmental

Page 2

Subject: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Policy Act (NEPA). The final EA will reference the outcome of this Section 106 consultation.

Area of Potential Effect

VA has determined the Area of Potential Effects (APE) as the property surrounding the site of this OSU building.

Identification of Historic Properties

VHiT has conducted an analysis of this building in collaboration with the OK State Historic Preservation Office (SHPO), see Attachment 1. They found the property is individually eligible for the National Register of Historic Places under Criterion A for Politics/ Government and Criterion C for Architecture. The OK SHPO reviewed the report, agreed that the property is eligible for the National Register, agreed that the project will have an adverse effect on the historic property, and noted mitigation efforts will be required, see Attachment 2.

Assessment of Adverse Effect

Due to the nature of the renovation and OK's SHPO review, VA and VHiT agree that the undertaking will result in adverse effects to this historic property and will continue consultation with consulting parties to resolve these during design.

VA requests that the Wichita and Affiliated Tribes (Wichita, Keechi, Waco & Tawakonie), Oklahoma, reply to this invitation indicating if it would like to participate as a consulting party in this ongoing federal review of the proposed undertaking.

If you have any questions, please contact Brandi Stockstill at (202) 329-6538, or via email at brandilyne.stockstill@va.gov.

Sincerely,

Scott P. MacRae
1740501

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Date: 2021.09.21 10:28:22 -04'00'

Scott MacRae
Acting Associate Executive Director
Office of Real Property

Attachments



November 15, 2021

Scott MacRae
Associate Executive Director
Office of Real Property
Office of Construction & Facilities Management
Department of Veterans Affairs

Ref: *CHIP IN Construction of New Veterans Hospital*
Tulsa County, Oklahoma
ACHP Project Number: 017573

Dear Mr. MacRae:

On November 1, 2021, the Advisory Council on Historic Preservation (ACHP) received your notification and supporting documentation regarding the potential adverse effects of the referenced undertaking on a property or properties listed or eligible for listing in the National Register of Historic Places. Based upon the information you provided, we have concluded that Appendix A, *Criteria for Council Involvement in Reviewing Individual Section 106 Cases*, of our regulations, "Protection of Historic Properties" (36 CFR Part 800) implementing Section 106 of the National Historic Preservation Act, does not apply to this undertaking. Accordingly, we do not believe our participation in the consultation to resolve adverse effects is needed.

However, if we receive a request for participation from the State Historic Preservation Officer, Tribal Historic Preservation Officer, affected Indian tribe, a consulting party, or other party, we may reconsider this decision. Should the undertaking's circumstances change, consulting parties cannot come to consensus, or you need further advisory assistance to conclude the consultation process, please contact us.

Pursuant to Section 800.6(b)(1)(iv), you will need to file the final Section 106 agreement document (Agreement), developed in consultation with the Oklahoma State Historic Preservation Office and any other consulting parties, and related documentation with the ACHP at the conclusion of the consultation process. The filing of the Agreement and supporting documentation with the ACHP is required in order to complete the requirements of Section 106 of the National Historic Preservation Act.

Thank you for providing us with your notification of adverse effect. If you have any questions or require our further assistance, please contact Angela McArdle at (202) 517-0221 or by e-mail at amcardle@achp.gov and reference the ACHP Project Number above.

Sincerely,

Artisha Thompson
Historic Preservation Technician
Office of Federal Agency Programs

ADVISORY COUNCIL ON HISTORIC PRESERVATION

401 F Street NW, Suite 308 • Washington, DC 20001-2637
Phone: 202-517-0200 • Fax: 202-517-6381 • achp@achp.gov • www.achp.gov